



Planning

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P O Box 532 Town Hall
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Mr Nick Berry
OMI Architects
31 Blackfriars Road
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Date: 17 August 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 137464/NMC/2023

Description: Non Material Amendment to application ref no 128911/FO/2020 as amended by 133218/NMC/2022 and 136217/NMC/2023 to make amendments to the residential building including the number of building access points and changes to circulation, the location and amount of building service areas including some changes associated with refuse storage and disposal, removal of PV cells from the roof and reduction in facade penetrations due to amendments to energy / ventilation strategy

Location: 32-34 Laystall Street, Manchester, M1 2JZ

I refer to your application for a non-material amendment to planning permission reference 128911/FO/2020.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The proposed amendments relate to changes resulting from design development and refinement of Great Places' management strategy, further detailed design of services and structures necessitating minor adjustment. The primary amendment is to the management strategy of the building is a move to eliminate separate access points, circulation and servicing for the building based on different tenures.

Changes include reduction in overall size of basement and redistribution of plant and ancillary accommodation ; Omission of undercroft area to improve efficiency of basement; Adjustment of courtyard ramps to improve accessibility; amendment of louvres to lower ground floor (design development); Omission of refuse chutes (Great Places management requirement); Positioning of back up life safety generator adjacent to substation on Brock St, resulting in a minor adjustment of building footprint at ground level (design development); minor adjustments to setting out of services risers and smoke shafts (design development); Introduction of KERS ventilation units, in lieu of MVHR which

requires facade penetrations and provides an energy efficiency benefit; Omission of roof mounted PV due to switch to KERS.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 128911/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128911/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b) L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020);

c) Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A; L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d) Proposed GA of the new build - L0050 Basement Floor Plan Rev B; L0051 Ground Floor Plan Rev B; L0052 First Floor Plan Rev B; L0053 Second Floor Plan Rev B; L0054 Third Floor Plan Rev B; L0055 Fourth-Seventh Floor Plans (September 2020) Rev A; L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020) Rev A; L0058 Roof Plan Rev A;

e) Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK Rev A; L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).

f) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020) Rev A; L0062_Proposed Elevations Rev A; L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020) Rev A; L0065-Proposed Courtyard Elevations (September 2020) Rev A; L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020) Rev A; L0069-Proposed Context Elevations (September 2020) Rev A; L0070_Proposed Site Sections (September 2020) Rev A; L0071_Proposed Site Sections (September 2020) Rev A;

g) A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);

h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020); A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020); L 0120-COURTYARD BAY STUDY (February 2021) Rev A; L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out)

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21.

(l) OMI Design and Access Statement November 2020 Accommodation Schedule p22;

(m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT;

(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester, Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

(p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment 32-34 Laystall Street, 02/11/2020

(q) OFR Fire Strategy 17-03-21;

(r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020;

(s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020;

(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd;

(u) Design Details Note stamped as received on 23-03-23; and

(v) Dwg 1383/A 0021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

55) The development hereby approved shall be carried out in accordance with the OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out)

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing