

14 December 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Section 73 Variation of Condition to Planning Permission 133841/JO/2022 (as amended by 137700/NMC/2023)

Please find enclosed an application submitted by AG GP Manchester Pollard B.V. for a Variation of Condition to Planning Permission ref. 133841/JO/2022 (as amended Planning Permission Ref. 137700/NMC/2023), in accordance with Section 73 ('S.73') of the Town and Country Planning Act 1990.

The Site is approximately 4.97 acres in size and is bounded by Great Ancoats Street, Pollard Street and the Ashton Canal in New Islington, Manchester. The Site boundary extends to the street frontage of these roads and is centred on the New Islington Metrolink stop.

This application is submitted to agree design changes to the approved Pollard Street proposals (ref. 133841/JO/2022), now referred to as Electric Park, which have been driven by a further detailed design process from Hawkins Brown and General Projects. This design development has led to changes to the external appearance, internal layout and floorspace, building entrances and cores and landscaping coordination.

Changes are proposed to the design of all the buildings and due to the physical nature of these changes it is considered a material amendment and therefore an application is being made under Section 73 ('S.73') of the Town and Country Planning Act 1990.

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Background

The original Pollard Street proposals were submitted and approved under application ref. 128191/FO/2020 and granted permission on 18 December 2020. This approved the delivery of over 46,000 sq. m. (GEA) of new commercial office and commercial floorspace across five buildings in total (Buildings A-E), alongside associated public realm.

These five new buildings located at Electric Park are envisioned to create a hub for up to 2,983 employees and once operational will provide a range of spaces for use by the local community both internally and externally.

The office spaces across the 5-building collective fall within the below two typologies:

- **Buildings A, D and E:** three highly efficient, 9 storey, Grade A office buildings for more established businesses and creative ventures, with spaces ranging from 7,700 sq ft to 11,700 sq ft per floor that are divisible to suit tenant needs.
- **Buildings B and C:** lo-fi modern industrial workspaces, offices and creative spaces ranging from 11,000 sq. ft. to 1,000 sq. ft. within two 5 storey buildings that seek to deliver a range of lower cost opportunities and space to allow start-ups and small-medium sized enterprises to mature.

In July 2022 permission was then secured for an amendment to the application (LPA Ref: 133841/JO/2022) to agree elevational alterations comprising a colour change to all buildings, changes to the internal layout and rooftop plant. This permission was implemented on site in October 2023 following non-material amendments to the permission (137700/NMC/2023), the discharge of pre-commencement conditions (CDN/23/0526) and the undertaking of drainage works on site.

Proposed Amendments

The description of development for this S.73 Application is as follows:

“Variation of planning conditions 2, 3, 5, 6, 8, 9, 10, 11, 12, 14, 15a, 16, 21, 24, 27, 28, 39, 40, 41, 44, 47, 49 and 51 of planning permission 133841/JO/2022 (as amended by LPA Ref.: 137700/NMC/2023) to make elevational alterations and changes to internal layout, with associated works.” .”

The proposed amendments to Electric Park are described in detail in the supporting submission documentation and will alter the appearance and some technical elements of the buildings. However, the development will remain in line with the overall strategic objectives, extant permission, relevant planning policies and other material considerations.

Proposed uses, height, massing and location of the buildings remain unchanged from the extant permission but result in a change to the public realm strategy to co-ordinate with building entrance

locations, and there is an increase in floorspace due to the change in appearance and the building's envelope. There is a marked improvement in the environmental performance of the buildings.

As agreed with the local planning authority at a pre-application meeting held on the 29th August 2023, the changes are sufficiently modest in nature and are fully in line with the overall strategy approved as part of the original application, which allows the changes to be handled via S.73.

Application Documentation

In addition to this cover letter, the submission for this Variation of Condition application (S.73) comprises the following:

- Application Form prepared by Deloitte LLP;
- Planning Statement Addendum prepared by Deloitte LLP;
- Design and Access Statement Addendum prepared by Hawkins Brown;
- Approved Planning Drawings prepared by Hawkins Brown;
- Revised Planning Drawings prepared by Hawkins Brown;
- Energy Statement Addendum prepared by Max Fordham;
- Transport Statement Addendum prepared by Civic Engineers; and
- Daylight / Sunlight Assessment Addendum prepared by Proximity.

Summary

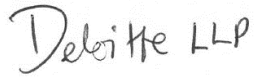
Where relevant, the original reports are appended to the Addendum Statements for a clear comparison between that approved and proposed. An application fee has also been paid to Manchester City Council for £234 to provide payment for processing the application via the Planning Portal.

The Planning Portal reference for this application is PP-12560085.

Based on the information submitted, we seek your agreement that the proposed amendments are acceptable and can be approved as a variation of condition.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Kind regards

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP