Reference: FSR MAN T3
Email: planning@manairport.co.uk

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

1st November 2023

Dear David,

Section 73 Application for Variation of Conditions 2 and 3 Following Grant of Planning Permission 137502/FO/2023 – Terminal 3, Manchester Airport, Ringway Road, Manchester, M90 1QX

Please find attached an application for the variation of conditions 2 and 3 attached to planning permission 137502/FO/2023 to allow revisions to the design of the scheme.

Variations Sought to Condition 2 (approved plans)

This Section 73 application seeks to vary the wording of Condition 2 to include the following amended drawings and documents that are submitted with the application:

- MAN Terminal 3 Shell & Core Elevations Proposed
  Drawing no. FSRMAN-MAN.TL3.XX.SE-PWK-A-EL-BLDSTR-4260-V1-S2

- MAN Terminal 3 Shell & Core Roof Proposed
  Drawing no. FSRMAN-MAN.TL3.ZZ.SE-PWK-A-GA-BLDSTR-4260-V1-S2

- MAN Terminal 3 General Arrangement 3D Massing Proposed
  Drawing no. FSRMAN-MAN.TL3.XX.SE-PWK-A-GA-BLDSTR-4260-V1-S2

- Design and Access Statement – document reference to be confirmed.

These plans have been amended to reflect the following post-determination design changes:

Schedule of Design Changes	
Steel re-design	- Simplified dual portal design: omission of central portal and North light (replaced by two horizontal roof lights) - Steel rationalisation: fewer columns
Omission of Western riser	- Layout: reduction of the building footprint in approximately 122 sqm

Olympic House
Manchester
M90 1QX
United Kingdom

Roof light redesign	- North light swapped for two roof lights: following the omission of the central portal
Envelope design	- Change in cladding product that matches acoustic and thermal requirements: FTV panels laid vertically reduce the number of joints and support needed. - Parapet and handrail rationalised in height: material savings and reduction in temporary edge protection.
Stair core and Baggage Hall cladding	- Alteration from block work surrounds to cladding with base protections: o Material cost and waste savings o Reduction in deliveries, work at height and FOD risks of masonry package.

We propose that Condition 2 is amended as set out below. Proposed deletions (of the superseded plans) are shown in bold with strikethrough. Proposed new wording is shown in bold and underlined.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents ~~***received on 6 July 2023***~~*:*

All received on 6 July 2023:

a) M1004428-MAN.TL3.XX.SE-PWL-A-GA-BLDSTR-4850-V1 Terminal 3 Location Plan
b) M1004428-MAN.TL3.XX.SE-PWL-A-GA-BLDSTR-4550-V1 Terminal 3 Site Plan Existing
c) M1004428-MAN.TL3.XX.SE-PWL-A-GA-BLDSTR-4560-V1 Terminal 3 Site Plan Proposed
d) M1004428-MAN.TL3.00.SE-PWL-A-GA-BLDSTR-4250-V1 Terminal 3 General Arrangement Apron Level Existing
e) M1004428-MAN.TL3.00.SE-PWL-A-GA-BLDSTR-4260-V1 Terminal 3 General Arrangement Apron Level Proposed
f) M1004262-MAN.TL3.20.SE-PWL-A-GA-BLDSTR-4250-V1 Terminal 3 General Arrangement Level 20 Existing
g) M1004428-MAN.TL3.20.SE-PWL-A-GA-BLDSTR-4260-V1 Terminal 3 General Arrangement Level 20 Proposed
h) M1004428-MAN.TL3.ZZ.SE-PWL-A-GA-BLDSTR-4250-V1 Terminal 3 General Arrangement Roof Existing
~~***i) M1004262-MAN.TL3.ZZ.SE-PWL-A-GA-BLDSTR-4260-V1 Terminal 3 General Arrangement Roof Proposed***~~
~~***j) M1004262-MAN.TL3.XX.SE-PWL-A-SE-BLDSTR-4260-V1 Terminal 3 Shell & Core Section 1-4 Proposed***~~
k) M1004428-MAN.TL3.XX.SE-PWL-A-EL-BLDSTR-4300-V1 Terminal 3 Shell & Core Elevations Existing
~~***l) M1004428-MAN.TL3.XX.SE-PWL-A-EL-BLDSTR-4260-V1 Terminal 3 Shell & Core Elevations Proposed***~~
~~***m) M1004428-MAN.TL3.XX.SE-PWL-A-GA-BLDSTR-4260-V1 Terminal 3 General Arrangement 3D Massing Proposed***~~
~~***n) Design and Access Statement (document no. M1004262-MAN.TL3.XX.SE-PWLA-RP-BLDSTR-9001)***~~
o) Sustainability Report (document no. M1004262-MAN.TL3.XX.SI-JAC-G-REENVIR-0002 Rev 2)
p) BREEAM Pre-assessment (Appendix A of Sustainability Report)
q) Geoenvironmental Desk Study (document no. M1004262-MAN.TL3.XX.SI-JACG-SD-ENVIR-0001 Rev V1.2)
r) Planning Application Forms

All received on [insert date]:

a) *FSRMAN-MAN.TL3.XX.SE-PWK-A-EL-BLDSTR-4260-V1-S2 MAN Terminal 3 Shell & Core Elevations Proposed*
b) *FSRMAN-MAN.TL3.ZZ.SE-PWK-A-GA-BLDSTR-4260-V1-S2 MAN Terminal 3 Shell & Core Roof Proposed*
c) *FSRMAN-MAN.TL3.XX.SE-PWK-A-GA-BLDSTR-4260-V1-S2 MAN Terminal 3 General Arrangement 3D Massing Proposed*
d) *Design and Access Statement (document no. TBC)*

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Variations Sought to Condition 3 (materials)

Amend the wording of Condition 3 to reflect the updated drawings and Design and Access Statement submitted with this Section 73 application and the date these are received. Proposed new wording is shown in bold and underlined, as follows:

3) The development hereby approved shall be implemented using the materials detailed in the approved documents and drawings listed in condition 2 as received on 6 July 2023 ***and [insert date].***

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

The submission has been made online via the Planning Portal (Ref. PP-12528221) and the requisite application fee has been paid electronically to the Planning Portal.

I trust that you have all of the information required to register the application. Should you have any queries about the submitted information please do not hesitate to contact me.

Yours sincerely,

NJ Belford

Natalie Belford, MRTPI
Planner