

DAY Architectural

Dave Roscoe & Angela Leckie

Planning Department

Manchester City Council

Town Hall Albert Square

Manchester, M60 2LA

Project

Portugal Street East, The Fairfax

21.09.23

Dear Dave Roscoe & Angela Leckie,

RE: Portugal Street East, 121099/FO/2018

We are writing with regards to the above development. The full planning application was approved on the 16th of March 2021 and the particulars of the development remain as per the approval. A subsequent non-material amendment application was approved on the 30th of May 2022. Following our conversations with Dave Roscoe, our client, Olympian have instructed us to submit a non-material amendment for your consideration which represents the conclusions from this dialogue.

This application is to be read in conjunction with the Design Justification Schedule 1.0 (submitted as part of the application) as part of the application which explain all the proposed amendments and includes a new set of drawings which are to replace the consented drawings. The reference for this application is **PP-12472956**.

The introduction of a secondary staircase to comply with regulatory changes such as fire safety was the main change to the scheme. It is important to confirm that the design team have worked to incorporate the additional stair to make the building safer for the residents whilst maintaining a high-quality building for the City of Manchester.

Below is a summary of all amendments for this non material application:

- the introduction of a secondary staircase to each block
- a change in the number of apartments provision from **Block 1** 25% 1Bed and 75% 2 Bed / **Block 2** 33% 1 Bed and 67% 2 Bed consented mix to **Block 1** 37% 1 Bed and 63% 2 Bed/ **Block 2** 33% 1 Bed and 67% 2 Bed proposed mix (as a result of the introduction of a secondary stair)
- added shared amenity/ lounge area at ground level in Block 2 increasing the active frontage
- wider fire escape doors at ground floor to ensure safe evacuation from both staircases is achieved

I would be grateful for written confirmation of receipt and registration of this application. Should you require further information or clarification, please do not hesitate to contact DAY Architectural.

Kind regards,

Ana-Maria Safta

On Behalf of DAY Architectural