



Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Cameron Radford
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 30 October 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: 138299/NMC/2023

Description: Non material to planning permission 123261/FO/2019 (as amended) to alter the triggers in conditions 2, 43, 44, 45, and 46

Location: Land Bounded By Arundel Street, Ellesmere Street, The A57 (M) Inner Ring Road (Mancunian Way) And Worsley Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 123261/FO/2019.

The proposed seeks to alter the triggers in conditions 2, 43, 44, 45, and 46.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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 123261/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 123261/FO/2019 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 additional drawings:

Arundel Street - Phasing Plan dated October 2023, prepared by Sisk received by the City Council, as Local Planning Authority, on the 11 October 2023

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

43) The phasing of the development shall be carried out in accordance with the Arundel Street - Phasing Plan dated October 2023, prepared by Sisk received by the City Council, as Local Planning Authority, on the 11 October 2023 and shall be herein have the following meanings:

- Phase 1 - Enabling and permanent drainage and hardstanding works (August 2022); and
- Phase 2 - Remaining works to completion of the development (January 2025 to December 2027)

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

44) No development associated with Phase 2 shall commence until a contract for the construction and completion of the development has been let and appropriate evidence has been submitted for approval in writing by the City Council, as Local Planning Authority. The contract for construction and completion of the development "Phase 2" must be let no later than the 31 December 2024.

Reason - To allow sufficient time to let the contract for the phase 2 of the development pursuant to policy SP1 of the Manchester Core Strategy (2012).

45) Should the contract for construction and completion of the development not be let by 31 December 2024, then all development activities on the site, associated with phase 1, shall cease and no further development shall be permitted by this planning permission.

Reason - To require the development activities to cease should the contract for phase 2 not be let pursuant to policy SP1 of the Manchester Core Strategy (2012).

46) In the event that phase 2 development does not commence in line with condition 44, and development activity is required to cease in line with condition 45, prior to the 31 December 2024, a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority, for the restoration, landscaping and maintenance of the land. The scheme shall be implemented within three month of approval and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

