

21st July 2023
L230721 SAV Cover Letter

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a bright yellow rectangular background.

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Dear Sir or Madam

**SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING APPLICATION REF:
132578/FO/2021
LAND AT PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD**

PLANNING PORTAL REFERENCE: - PP-12309142

Introduction

We write on behalf of our client, Legal and General Assurance (Pensions Management) Ltd to apply for a non-material amendment to the development approved as part of Planning Permission: 132578/FO/2021.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms;
- Planning Permission Reference: 132578/FO/2021;
- The following plans and drawings:
 - Drawing Ref: 90 001 – 'Site Location Plan';
 - Drawing Ref: 90 002 Rev B – 'Existing and Proposed Roof Plan'.
 - Drawing Ref: 90 003 Rev C – 'Existing and Proposed Site Plan';
 - Drawing Ref: 90 400 Rev C – 'Existing and Proposed Elevations'; and
 - Drawing Ref: 10 200 Rev B – 'Demolition Plan'.

The application has been submitted electronically via the Planning Portal (PP-12309142). A payment of £234.00, this being the requisite application fee, has also been made electronically.

The scope of the changes and the type of application have been agreed in advance with the case officer (Jen Atkinson), who confirmed by email on the 11th July that the changes could be dealt with as an NMA.

The Application Site

The application site incorporates the 'Pavilion' building and surrounding area on the southern boundary of Piccadilly Gardens located in the heart of Manchester City Centre ('**the Site**').

The Site is adjacent to the tram and bus station to the south and One Piccadilly Gardens to the south-east. To the north-east runs Piccadilly and to the north-west is Market Street.

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The concrete pavilion itself currently comprises a number of food and beverage (Class E) operators, along with a small storage area for maintenance equipment used for the Gardens. The extent of the Site is illustrated on the Site Location Plan, submitted as part of the application (Ref: (90) 001).

Relevant Planning History

On 27th April 2022, planning permission was granted for physical works to the Pavilion and surrounding Public Realm (Ref: 132578/FO/2021) (the '**2022 Permission**').

Proposed Non-Material Amendment

The application seeks a non-material amendment to the development approved by the 2022 Permission.

Full detail of the proposed changes to the scheme are illustrated on the drawings submitted as part of this application. For ease, a set of plans has also been provided which include blue bubbles and annotations to illustrate the differences between the approved scheme and the proposed scheme. Please note however that the 'approved' drawings should be the drawings without annotations, also provided as part of this submission.

To summarise, the key changes are as follows:

- Demolition area adjusted slightly;
- Existing in ground lighting to be replaced and cut back where necessary to align with the concrete cut line;
- Metal surface bonded pattern to existing concrete surface at low level with coloured resin inserts. Note this will be instead of the previously approved painted etched pattern to the existing concrete surface; and
- New structural column within the vacant unit no longer proposed.

Given the minor nature of the proposed changes, there will be no material impact on the overall appearance of the approved development or the application site. The development is therefore not substantially different to the one that is already approved. Critically, the proposed changes do not raise any impacts above and beyond those assessed as part of the original application.

The effect of the application and the proposed non-material amendment will be to introduce new drawings as follows:

- Drawing Ref: 90 002 Rev B – 'Existing and Proposed Roof Plan'.
- Drawing Ref: 90 003 Rev C – 'Existing and Proposed Site Plan';
- Drawing Ref: 90 400 Rev C – 'Existing and Proposed Elevations'; and
- Drawing Ref: 10 200 Rev B – 'Demolition Plan'.

The following drawings will be superseded:

- Drawing Ref: 90 002 – 'Existing and Proposed Roof Plan';
- Drawing Ref: 90 003 – 'Existing and Proposed Site Plan';
- Drawing Ref: 90 400 – 'Existing and Proposed Elevations'; and
- Drawing Ref: 10 200 – 'Demolition Plan'.

The application also seeks to remove Condition 4 of the 2022 Permission, which as a result of the proposed changes to the low level wall detail is no longer relevant. The removal of Condition 4 as part of this NMA application was confirmed to be acceptable with Jen Atkinson in the email of 11th July.

Summary and Conclusion

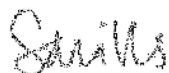
The application seeks an amendment to the development approved as part of Planning Permission: 132578/FO/2021.

The proposed changes do not materially change the appearance of the proposed development and do not conflict with any comments from third parties raised in respect of the original developments. It follows that the proposal can be treated as a non-material amendment and the application should be approved. It does not result in a development that is substantially different to that which has been approved.

We trust that the details included above provide you with sufficient information to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Katie Parfett or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written over a faint, larger version of the Savills logo.

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Planning

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