



Planning

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Mr Matthew Grindey
Day Architectural Ltd
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Date: 19 May 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: 136804/NMC/2023

Description: Non material amendment to planning permission 121099/FO/2018 as amended by 133730/NMC/2022 to amend condition 8 (Electro Magnetic Compatibility impacts) to remove pre commencement element of the condition

Location: Rammon House , 1 Portugal Street East, Manchester, Manchester, M1 2WX

I refer to your application for a non-material amendment to planning permission reference 121099/FO/2018.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes to the condition triggers will have no material impact upon the previously approved scheme and will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The re-wording of condition 8 is required to amend the triggers for submission of details. Due to programming issues and because the detailed design of the relevant equipment within the development has not yet been completed the applicants have requested that the trigger for submission of the information is amended to allow them to commence on site and complete that work at a later date.

The crucial issue for Metrolink is that the operation of the substation does not interfere with their operation and they have confirmed that are happy that the condition is amended to the requirements being met prior to it becoming operational.

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 121099/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

121099/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

8) Prior to operation of the substation as shown on dwg no 20-0102 REV E commencing details to confirm any impacts on Electro Magnetic Compatibility from the proposed development and any mitigation necessary to ensure the continued safe operation of Metrolink shall be submitted to and approved in writing by the City Council as Local Planning Authority. Where there are any impacts identified, details of any necessary Electro Magnetic Compatibility protection measures that are found to be required as a result of the introduction of the substation shall be fully implemented prior to the operation of the substation commencing and to occupation of the development.

Reason: In the interests of safeguarding Metrolink infrastructure pursuant to Core Strategy policy DM1.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing