

Planning

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Manchester M60 2LA

Mr Ollie Eyre
Deloitte
Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 9 June 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: 136508/NMC/2023

Description: Non material amendment to planning permission 125655/FO/2019 to make elevational alterations including the introduction of a facade mounted clock to the west elevation

Location: Water Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 125655/FO/2019.

1) It should be noted that this letter of consent does not supersede the decision notice attached to planning permission ref:125655/FO/2019 for 'Full Planning Permission for the erection of 32 storey plus two basement level mixed use building (sui generis), comprising co-living units, amenity space, gym and flexible commercial space, landscaping, access and other associated works'.

These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval ref: 125655/FO/2019 still apply to this development.

The proposed amendments, as detailed in condition 2, include:

Material of side spandrel panel to Level 01 windows changed from insulated black back-painted glass to semi opaque black tinted glass;

Material of spandrel panels adjacent to amenity WC area on Level 01 changed from insulated black back-painted glass to insulated black opaque aluminium;

Material of curtain walling spandrel panels concealing Level 01 floor edge changed from insulated black back-painted glass to insulated black opaque aluminium;

Curtain walling panels on Level 01 relocated in connection with internal reorganisation of Level 01 amenity space.

Height of external doors reduced by 200mm to make them 2200mm high;

New external façade-mounted clock proposed to West Elevation only; and

Post room hatch/window on ground floor omitted

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 125655/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125655/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) Condition 2. The development hereby approved shall be carried out in accordance with the following drawings and documents, received on 25th May 2023:

6548-P-B500-E-N Rev G;
6548-P-B500-E-E Rev G;
6548-P-B500-E-S Rev G;
6548-P-B500-E-W Rev G;
6548-P- B500-P-01 Rev C;
6548-P-B500-A-001 Rev C
6548-P-B500-A-011 Rev E;
6548-P-B500-A-002 Rev B;

Clock details ref: FDC915 Flat GRP Drum for 915mm Dial Dimensions received 4th May 2023

The plans hereby supersede:

6548-P-B500-E-N - REV E;
6548-P-B500-E-E - REV E;
6548-P-B500-E-S - REV E;
6548-P-B500-E-W - REV E;
6548-P- B500-P-01 Rev B;
6548-P- B500-P-15 Rev A
6548-P-B500-A-011 - REV A

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.

Should you wish to discuss the matter further, please contact David Brettell using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing