

29 August 2023
Cover Letter – Ramp/ Wall Full App



Emily Booth
Planning Department
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Jay Patel
E: jay.patel@savills.com
DL: +44 (0)161 602 8258

Planning Portal Ref: PP-12405222

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

Dear Emily,

Town & Country Planning Act 1990 (As Amended).

Full planning application for changes to wall arrangement along the west elevation of 70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

We write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details for a full application to amend the wall arrangement along the west elevation of the site (where there is an existing wall and ramp between the existing pedestrian and vehicular routes).

An initial application was submitted to the Local Planning Authority under a Non-Material Amendment (NMA) to Planning Permission Reference 129081/FO/2021 (approved on 23 April 2021), however, the LPA confirmed a full application would be required. As such, the NMA application (Reference: 137560/NMC/2023) was subsequently withdrawn on 8 August 2023.

the wall on the western elevation to provide a brick finish to match the revised cladding design which was approved as part of Planning Permission Reference: 129081/FO/2021.

Application Documents

In addition to this Covering Letter, the application is accompanied by the following supporting information:

1. Existing Photographs of Wall
2. L 0610 Existing Elevation – West
3. L 1011 Proposed Level 1 Plan
4. L 1603 Proposed Elevation – West
5. L 0001 Site Location Plan
6. OMI NMA Design Statement dated 16th August 2023
7. The completed application forms

The requisite application fee of £298 has been paid via the Planning Portal.

A Design Statement from the original architects of the scheme (OMI Architects) has been submitted alongside this application which explains the rationale for the design change.



The Proposed Changes

The location of the wall/ ramp to be amended is clearly shown on the submitted plans, namely:

- L 0610 Existing Elevation – West
- L 1011 Proposed Level 01 Plan
- L 1603 Proposed Elevation – West
- L 0001 Site Location Plan

The wall can also be seen in the existing photographs that accompany this planning application.

At the time of the original application, the extent of remedial works required to the wall in question was unknown. Following commencement of the main development and after further inspection, it is clear that the wall is in poor condition and requires significant repair works. The existing brickwork is also red and matches the now removed facades of the main building.

This application seeks permission for the changes which would remove the existing poor red brick and provide a new brick finish to complement the improved facades of the main building. In addition, the proposed balustrading will be improved and match the colour and finish of the new metalwork on the main building. The changes will therefore complement the new main building proposals and improve the overall appearance of the site.

The horizontal extent of the wall is not changing and the proposals overall significantly improve the appearance of the wall arrangement, ensuring they complement the high quality facade of the main building. No changes are proposed to the height or its location.

The proposed changes align with the overall design rationale for the building and provide significant improvements to the appearance of the building and wider area.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, stylized script.

Savills, Planning