14 July 2023
Cover Letter – Ramp/ Wall NMA

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Planning Portal Ref: PP-12307959

Dear Emily,

Town and Country Planning Act 1990 (as amended)

Non Material Amendment to wall arrangement along the west elevation of 70 Great Bridgewater Street, Manchester, M1 5ES
Planning Permission Reference 129081/FO/2021
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

We write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to request a Non-Material Amendment (NMA) to Planning Permission Reference 129081/FO/2021 (approved on 23 April 2021) at the above address, which seeks 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).

The amendment would provide a brick finish to match the revised cladding design which was approved as part of the above planning permission.

Application Documents

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

1. Existing Photographs of wall
2. Existing Elevation – West – L1603 Rev A
3. Existing Street Elevation – West -L0613 Rev A
4. Proposed Plan Level 00 – L1000 – Rev F
5. Proposed Plan Level 01 -L1001 Rev F
6. Proposed Elevation – West – L1603 – Rev A
7. Proposed Street Elevation – West – L1613 – Rev A
8. OMI NMA Design Statement dated 13th July 2023
9. The completed application forms

The requisite application fee of £234 alongside the £64, administration fee, 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 and confirms that the approved planning drawings have been amended and submitted with this application.

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For ease, the original drawings and submitted replacement drawings are outlined below:

Approved Drawing Planning Application: 129081/FO/2021	NMA Replacement: July 2023
Existing Street Elevation – West -L0613	Existing Street Elevation – West -L0613 Rev A
Existing Elevation – West– L1603	Existing Elevation – West – L1603 Rev A
Proposed Plan Level 01 -L1000 Rev E	Proposed Plan Level 01 -L1001 Rev F
Proposed Elevation – West – L1603	Proposed Elevation – West – L1603 – Rev A
Proposed Street Elevation – West – L1613	Proposed Street Elevation – West – L1613 – Rev A
Proposed Plan Level 01 -L1001 Rev D	Proposed Plan Level 01 -L1001 Rev F

The Non Material Amendment

The location of the wall/ ramp to be amended is clearly shown in a 'bubble' area on the submitted plans, namely:

- L0603 Existing Elevation - West.
- L1000 Proposed Plan Level 00
- L1001 Proposed Plan Level 01

The wall can also be seen in the existing photographs that accompany this request for an NMA.

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 NMA would therefore 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 also 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, the existing elevations have simply been amended to support this NMA and so the existing and proposed wall arrangements are clear.

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.

No other changes are requested and the works approved to the main building by to Planning Permission Reference 129081/FO/2021 remain unchanged.

As such, the proposed changes would not result in a material change to the development consented in the context of the overall scheme and should be acceptable as a non-material amendment.

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

Yours sincerely

Savills

Savills, Planning