



Planning

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Manchester M60 2LA

Mr Neil Jones
NL Jones Planning
Duke House Business Hub
Duke Street
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BD23 2HQ

Date: 24 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: 136634/NMC/2023

Description: Non material amendments to planning permission ref 130469/FO/2021 to make elevational alterations including amendment to roof top plant

Location: 7 Ducie Street, Manchester, M1 2JB

I refer to your application for a non-material amendment to planning permission reference 130469/FO/2021.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission ref:130469/FO/2021 for 'External alterations of existing building to provide fire safety improvements, including new external staircase, louvred ventilators, lift overrun and AC condenser units'. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval ref: 130469/FO/2021 still apply to this development.

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

- o Ground Floor
 - o Shutter door removed from service entrance and single exit door added.
 - o Door from escape stair onto Dale Street flipping handing to open externally.
- o Level 07
 - o Escape stair and corridor widened by 400mm.
 - o Extract flue added to flat roof.
- o Level 08
 - o Screened plant zone on north terrace removed.
 - o Screened plant zone on south terrace reduced.
 - o Access from stair onto roof terrace to north and screened plant zone to south amended.
 - o Store added below stair level 08-09.
 - o Step in flat roof above stair from level 07-08 has moved east 1700mm.
 - o External plant on flat roof above existing stair removed.

- o Level 09-10
 - o Handrail for safe access added to flat roof.
 - o New Stair enclosure extended north 550mm.
- o Roof Level
 - o Screened plant zone area amended to current layout.
 - o Risers and step over added adjacent to lift overrun.
 - o Handrail and safe access added to new escape stair roof.
- o South West and North East Elevations
 - o Screened plant zone has been amended on south west elevation.
 - o Screened plant zone and new escape stair including safe access to roofs has been amended on north east elevation.
 - o Height of escape stair level 10 roof increased in by 650mm.
 - o Height of escape stair level 08 roof (above stair between level 07-08) increased 750mm.
 - o Material key amended.
 - o Existing RWPs added from survey information.
- o South East Elevation
 - o Door and external wall amended at service entrance.
 - o Screened plant zone on main roof amended.
 - o Escape stair roofs amended.
 - o RWP from level 10 roof added.
 - o Material key amended.
- o North West Elevation
 - o Screened plant zone amended.
 - o Height of escape stair roofs amended.
 - o Safe access to roofs added.
 - o RWPs for new roofs added.
 - o External door to level 08 north terrace added.
 - o Flue added to level 06 roof.
 - o Material key amended

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 130469/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130469/FO/2021 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 30th March 2023:

PL(00)115 Rev E Proposed Level 07 Plan: ;
 PL(00)116 Rev D Proposed Level 08 Plan;
 PL(00)117 Rev D Proposed Level 09-10 Plan;

PL(00)118 Rev C Proposed Roof Plan;
PL(00)120 Rev D Proposed South West & North East Elevations;
PL(00)122 Rev C Proposed North West Elevation;
PL(00)111 Rev B Proposed Ground Floor Plan
SK(PL)121 - Proposed South East Elevation (for information only)
SK(PL) 122- Proposed North West Elevation (for information only)

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.

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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