

31 March 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

**New Victoria (Phase 2), Manchester – Application for Non-Material Amendments to Planning Permission
Ref: 134092/FO/2022**

On behalf of our client, Toriview Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make Non-Material Amendments (“NMA”) to Planning Permission 134092/FO/2022.

Background

Planning Permission was granted on 20 October 2022 for the erection of a proposed Grade A office-led development across 10 storeys, in addition to roof terraces, plant, ground floor commercial unit, cycle parking, substation and associated landscaping and new street tree planting.

The description of development as shown on the decision notice is as follows:

“Erection of a 10 storey office building (Use Class E) plus basement, a ground floor commercial unit (Use Class E), with associated external amenity in the form of roof terraces, plant, substation, cycle parking, hard and soft landscaping, access and servicing and other associated works”

An application to discharge all other pre-commencement conditions is submitted under separate cover.

Proposed Non-Material Amendments

Now that a more detailed construction programme in place, it is considered that it will not be possible to provide full details and samples of all external materials prior to commencing enabling works. To allow progression in line with this construction programme, this application seeks to amend the trigger points of this condition to allow the commencement of the development with the material samples to be provided in line with the submitted programme.

The proposed amendments do not alter the form of the development approved and the outstanding

detail will be dealt in line with the proposed time triggers. It has been concluded that the changes will not materially alter the originally approved scheme and are therefore considered to be non-material to its determination.

Condition 11

On the decision notice, Condition 11 is currently worded as follows:

“Prior to the commencement of the development, excluding drainage diversion works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.”

The Applicant proposes Condition 11 is reworded as suggested below in bold text.

~~*“Prior to the commencement of the development, excluding drainage diversion works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority*~~ ***in line with NV-PCO-ZZZ-XXX-SH-A-001-Samples and Mockups Schedule 01 dated 14 March 2023 [submitted with this NMA application].*** ~~*This shall include the submission of samples (including a panel*~~ ***in accordance with -Samples and Mockups Schedule 01 dated 14 March 2023 and drawing ref. NV-PCO-ZZZ-XX-DR-A-21801)*** ~~*and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.*~~

The approved materials shall then be implemented as part of the development.”

Application Documentation

The Application is supported by:

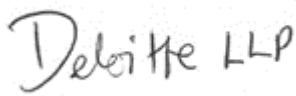
- Application Form;
- V-PCO-ZZZ-XXX-SH-A-001- Samples and Mockups Schedule 01 dated 14 March 2023 prepared by Piercy and Company;
- Visual Mockup - Typical Floor Precast Facade (Ref. NV-PCO-ZZZ-XX-DR-A-21801) prepared by Piercy and Company;

The Application has the Planning Portal reference: PP-11992396 and the application fee will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

We trust you have all the information required to make a decision on the proposed amendments but please don't hesitate to contact me or my colleagues Rachel Poole (rpoole@deloitte.co.uk / +44 161 455 6272) or Cameron Radford (+44 161 455 6768 / cameronradford@deloitte.co.uk) if you require anything further.

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP