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10 February 2023

Ref: PP-11925968

Dear Sir/Madam,

Application for advertisement consent at Printworks, Withy Gove, Manchester on behalf of DTZ Investors

On behalf of our client, DTZ Investors, we have today submitted an application for advertisement consent at Printworks. This application is submitted alongside application reference 136069/JO/2023, which seeks to vary planning permission 125294/FO/2019, in order to take account of required changes to the approved scheme.

It is not possible to seek a minor-material amendment under Section 73 of the Town and Country Planning Act 1990 in respect of advertisement consent applications. Accordingly, a new advertisement consent application must be submitted in order to take account of changes to the approved scheme.

The application has been submitted via the Planning Portal (ref: PP-11925968), and the requisite application fee (£164.20) has been paid under separate cover.

Background

Planning permission 125295/AOH/2019 was granted on 25 November 2019 and provided advertisement consent for proposed LED screens and signage.

Additionally, further to the grant of the original permission, two applications for a S96 non-material amendment to Condition 2 have been granted in October 2020 (reference 128218/NMC/2020) and November 2021 (reference 132025/NMC/2021) respectively. These changes related to alterations to the location of some signage around Printworks.

The programme of approved works at Printworks began at the start of 2022. However, since the granting of this permission, due to increases in procurement costs and issues with securing reliable and timely supply of materials, a need to revise the proposed materials proposed for the refurbishment works at Printworks has arisen. This has been exacerbated due to the number of recladding works currently necessitated as a result of the Grenfell Tower Inquiry, which has resulted in the contractor encountering great difficulty in appointing the specialist metal cladding sub-contractor required. These challenges have only become more pronounced as the programme of works has continued. As such, it has not been possible to secure the approved material within the timescale of the programme of works, and a need to revise the amended scheme has arisen.

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This need particularly relates to the approved high level back-lit perforated and folded dark bronze coloured metal rain-screen cladding panels, but also include other changes which have become necessary due to the programme of works. These include proposed minor changes to signage elsewhere on the complex.

These changes have been subject to considerable engagement and discussion with Officers at Manchester City Council, with a number of potential alternative options being presented to the Council in August, October, November and December 2022, alongside considerable correspondence and virtual meetings to discuss the suitability of these options. During this process, the client and project team have taken on board the Council's request that any alternative scheme be of a comparable quality to the approved scheme. As such the scheme that is hereby submitted has been reviewed and considered by Officers, and has been confirmed as representing a suitable alternative in respect of the proposed material option submitted.

As set out above, the Council have advised that a new advertisement consent application is necessary in order to secure these changes.

The following information is submitted to support this application:

- Application form;
- This covering letter
- Location Plan (ref: PL(0100) revision P1)
- Existing Ground Floor Plan (ref: PL(0002) revision P1)
- Existing First Floor Plan (ref: PL(0003) revision P1)
- Existing Roof Plan (ref: PL(0010) revision P1)
- Level 00 Existing Corporation Street Entrance Plan (ref: PL(0013) revision P1)
- Proposed Ground Floor Plan (ref: PL(1002) revision P4)
- Proposed First Floor Plan (ref: PL(1003) revision P3)
- Proposed Roof Plan (ref: PL(1010) revision P2)
- Level 00 Proposed Corporation Street Entrance Plan (ref: PL(1013) revision P4)
- Existing Elevation Dantzic and Balloon Street (ref: PL(0020) revision P1)
- Existing Elevation Withy Grove and Corporation Street (ref: PL(0022) revision P1)
- Existing Elevation Corporation Street Entrance (ref: PL(0023) revision P1)
- Existing Sections Dantzic Street and Withy Grove Entrances (ref: PL(0035) revision P1)
- Proposed Elevation Dantzic and Balloon Street (ref: PL(1020) revision P10)
- Proposed Elevation Withy Grove and Corporation Street (ref: PL(1022) revision P9)
- Proposed Elevation Corporation Street Entrance (ref: PL(1023) revision P7)
- Proposed Sections Dantzic Street and Withy Grove Entrances (ref: PL(1035) revision P6)
- Proposed Corporation Street Elevations/Sections (ref: PL(1036) revision P6)
- Proposed Dantzic Street Section A-A, B-B and C-C (ref: PL(1037) revision P7)
- 3D Viz, Dantzic Street, Arndale (ref: PL(1040) revision P2)
- 3D Viz, Dantzic Street, Shudehill (ref: PL(1041))
- 3D Viz, Corp Street, Entrance (ref: PL(1043) revision P2)
- 3D Viz, Corp Street, Vic Station (ref: PL(1044) revision P2)
- 3D Viz, Withy Grove, Exchange Square (ref: PL(1045))
- 3D Viz, Withy Grove, Entrance (ref: PL(1046))
- Proposed Signage Elevations (ref: PL(1038) revision P3)

The submitted option uses StoGlass Cladding as a replacement material for the approved metal panels on the external elevations.

At the Dantzic Street elevation, the StoGlass Cladding are framed using a metal PFC-profile frame, which allows the frame to relate positively to the arrangement at the entrance on the Dantzic Street elevation, namely that the panel joints of the StoGlass will align with the existing curtain walling and lightbox above the main entrance. A subtle graphic print is proposed to be digitally printed onto the glass panels for visual interest. The upper panels above the metal frame are proposed as a render panel, as shown on drawing Proposed Elevation Dantzic and Balloon Street, ref: PL(1020) revision P10. Up-lighting is also proposed at two levels, namely at the base of the StoGlass Cladding and to the base of the render panels in order to create a wash of light to the façade.

On the Corporation Street elevation, once again the approved metal cladding is proposed to be replaced with the StoGlass Cladding solution. This approach provides a coherent use of materials to the main entrances to the Printworks complex. The glass panels are again framed with a metal PFC-profile frame, which replicates the level of the stone cornice on the heritage frontage of Printworks. The existing brick will be exposed above and between the frames. The joints in the glass panels will align and reflect the window openings on the existing façade. The lightbox on the Corporation Street elevation is retained but is rotated by 90 degrees so as to align horizontally with the top of the existing stone cornice levels. The parapet level has increased to align, with the existing façade with a new handrail and mesh infill providing edge protection at roof level. At ground level, the existing blockwork will be retained and cleaned.

Other changes provided on the submitted suite of drawings include:

- Changes to the entrances at the Corporation Street entrance; and,
- Addition of a fifth high level stretch fabric signboard on the Dantzic Street elevation.

In determining this application, we ask that the Council have regard for the previous decision notice under advertisement consent reference 125295/AOH/2019. This particularly relates to the previous Condition 9, which concerned the submission of a Construction Management Plan. This requirement has already been satisfied under condition discharge application CDN/22/0062, which was approved on 5 September 2022. The submitted information was considered acceptable, and duly Condition 9 was discharged. It is requested that, as the revised scheme relates to a wider project which has commenced and is significantly underway, a similar Condition is not attached to the revised advertisement consent, or at the very least reference is made to the discharged Construction Management Plan.

Summary and Conclusions

This advertisement consent application is submitted due to the need to revise the proposed materials proposed for the refurbishment works at Printworks, as a result of increases in procurement costs and issues with securing reliable and timely supply of materials. The Council have advised that a new advertisement consent application must be submitted in order to take account of changes to the approved scheme, as it is not possible to seek a minor-material amendment to advertisement consent applications.

The submitted amendments include alterations to external elevations, repositioning of proposed signage and minor alterations to the approved scheme at Printworks. These changes are considered to represent very minor changes from the consented advertisements.

I trust the enclosed information will be sufficient to validate the application. Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'H. Lindley-Clapp', written in a cursive style.

Heather Lindley-Clapp

Director