

Planning

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Date: 23 February 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: 135555/NMC/2022

Description: Non Material Amendment to application ref no 126638/FO/2020 (as amended by 126638/FO/2020 and 132263/NMC/2021 to amend interface of block A and B from metal panel to a Red Accrington Brick Slip, amend design of block B ground floor windows, amend interface of block B and C from metal panel to brick slip (to match Block C) with a Red Accrington infill brick to be keyed into the return of the existing facade at the junction between Blocks B and C and reduction in width of block C first floor lintel cladding panels.

Location: Land Bound By Back Turner Street, Shudehill, Soap Street And High Street, Manchester, M4 1FR

I refer to your application for a non-material amendment to planning permission reference 126638/FO/2020.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes to the condition triggers will have no material impact upon the previously approved scheme and will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

The proposed amendments relate to changes resulting from detailed design development, material interface detailing (resulting from the condition of the retained structure and resulting gaps between this and the new build elements) and design improvement following a review of some finished with officers on site. They would comprise: amended interface Block A/B from metal panel to a 'Red Accrington' Brick Slip; changes to windows to introduce mullion and transoms on Block B ground floor; amended interface Block B/C from metal panel to brick slip to match Block C, with a 'Red Accrington' infill brick to be keyed into the return of the existing facade at the junction between Block B/C; and a reduction in width of the first floor lintel cladding panels.

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 126638/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 126638/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) 05593 MP 00 0001(Planning Application Red Line Boundary Rev A), 05593 MP 000002 (Proposed Site Plan Rev A), 05593 MP 000200 Proposed Site Plan (Colour) Rev A and 05593 MP 00 0003 Existing Topographical Plan Rev A:

(b)05593 B1 02 2100 (Demolition Plan Rev A);

(c) 05593 MP 00 0200 (Proposed Ground Floor Site Plan Rev A), 05593 B1 02 2000 (Existing Plan Rev A), 05593 B1 02 2199 Proposed Plan (Basement Level Rev Q), 05593 B1 02 2200 Proposed Plan (Ground Floor Level) Rev R, 05593 B1 02 2201 (Proposed Plan - 1st to 4th Floor Level) Rev R, 05593 MP 02 2205 (Proposed Plan Fifth Floor Level), Rev R 05593 B1 02 2206 (Proposed Plan Sixth Floor Level) Rev Q, 05593 B1 02 2207 (Proposed Plan - Seventh Floor to Sixteenth Level) Rev Q, 05593B1 02 2217 (Proposed Plan - Roof Plan Q) Rev , 05593 B1 04 2000 (Elevation A - Existing and Demolition Rev A) and 05593 B1 04 2001 (Elevation B & C - Existing and Demolition Rev B), 5593 B1 04 2002 (Elevation D - Existing and Demolition Rev A), 05593 B1 04 2200 (Elevation A - Proposed Rev R), 05593 B1 04 2201 (Elevation B & C - Proposed Rev R), 05593 B1 04 2202 (Elevation D - Proposed Rev R) as amended by Block A Interface detail (Detail sketches and marked up images) stamped as received on 15-02-23 and 05593 B1 04 2203 (Elevation E - Proposed Rev R);

(d) 05593 B1 05 2200 (Proposed Section A-A Rev B), 05593 B1 05 2201(Proposed Section B-B Rev A) and 05593 B1 05 2202 (Proposed Section C-C Rev B);

(e) 05593 B1 10 4200 (Typical Bay Study A Rev B) and 05593 B1 10 4201 (Typical Bay Study B Rev A);

(f) Dwgs RF-17-394-LO4 Rev P08 and LO6 Rev P04;

(g) Waste Management Strategy (Offices) as set out in section 6.2 of Jon Matthews Architects Design and Access Statement;

(h) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment VERSION A: 25.03.20;

(i) Jon Matthews Architects Area Schedule section 3.2 of Jon Matthews Architects Design and Access Statement;

(j) Access and Maintenance arrangements as set out in section 6.4 of Jon Matthews Architects Design and Access Statement;

(k) Domis : Energy and carbon reduction Revision: 1 26th March 2020;

(l) Recommendations within Back Turner Street, Manchester Flood Risk Assessment Report, Project No: 1709-07, February 2020

Rev: 03 by Renaissance;

(m) Recommendations / Measures set out within SALBOY, BACK TURNER STREET, MANCHESTER AIR QUALITY ASSESSMENT MARCH 2020 by Wardell Armstrong;

(n) Recommendations within Back Turner Street, Phase 1 Site Investigation Report, Desk Study Assessment Report, Project No: 1709-07, February 2020 Rev 03;

(o) Domus Construction Management Plan Project: Back Turner Street Date: March 2020 Revision: 1 (MCC Environmental Health requirements only); and

(p) Note from GIA dated 05-11-20 (Sunlight and Daylight Impacts).

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC18.1 DC19.1, DC20 and DC26.1.

Should you wish to discuss the matter further, please contact Angela Leckie 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