

Planning

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Mr Will Hannah
Turley
1 New York Street
Manchester
M1 4HD

Date: 28 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: 136167/NMC/2023

Description: Non Material Amendments to application (ref: 122000/FO/2018) as amended by 131328/NMC/2021, 131607/NMC/2021, 131634/JO/2021 and 134708/NMC/2022 in relation to elevational alterations.

Location: Victoria House , Great Ancoats Street, Manchester, M4 7AB

I refer to your application for a non-material amendment to planning permission reference 131634/JO/2021.

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 will have no material impact upon the previously approved scheme and the works 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.

Reason 2: The proposed amendments relate to changes resulting from detailed design development and technical development and improvements to internal layouts. Many of the changes would deliver design improvements. The amendments include alteration of pivoting solid ventilators to pivoting clear glazed ventilators behind perforated metal screens; An increase in the secondary brick banding around the perimeter of level 02 external residential garden and a reduction of the fixed glazing to level 02 crown; Omission of projecting external fins to the lower levels (Ground, Level 01 & 02) of the South West Tower Elevation (no longer required for wind mitigation); Improvements to apartment layouts and associated minor elevational amendments to coordinate with wall and window interfaces; and Minor facade amendments to curtain wall and louvres resulting from detailed technical coordination.

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 131634/JO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

131634/JO/2021 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) Location Plan Dwg ref. 10122-A-B5D9-G100-XP-00-003;

(b) Demolition Plan Dwg ref. 10122-A-B5D9-G110-XP-00-003;

(c) Proposed Site Plan Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 03;

(d) General Arrangement Basement Plan Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 03]; General Arrangement Ground Floor Plan Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 003 ; General Arrangement First Floor Plan Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 03; General Arrangement Second Floor Plan Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 03 ; General Arrangement Level 03-08 Plan Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 03 ; General Arrangement Level 09-18 Plan Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 03; General Arrangement Level 19-22 Plan Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 03 ; General Arrangement Level 23 Plan Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 03; General Arrangement Level 24 Plan Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 03; and General Arrangement Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 03;

(e) North East Elevation Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 04; North West Elevation Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 04; South East Elevation Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 04; and South West Elevation Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 04;

(f) Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 04]; Residential Entrance (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 04; Level 02 Parapet (NE Elevation) Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 05; Roof Level Parapet (NE Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03; Substation (NW Elevation) Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 04; Typical Level (SW Elevation) Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 04; and Retail Entrance (SW Elevation) Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 04;

(g) Section AA Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 03; and Section BB Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 03;

(h) Level 00 General Arrangement (RFM-XX-00-DR-L-0001);

(i) Victoria House Waste Management Strategy Addendum Doc ref. VN81191, February 2022 by Vectos;

(j) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment Version A dated 12/11/19

(k) Simpson Haugh's Design and Access Statement Doc ref. 10122-SHP-RP-DA03-02 and Design and Access Statement Addendum Doc ref. 10122-SHP-RP-S73 Rev 01;

(l) Land at Victoria House, Great Ancoats Street, Manchester, Archaeological Desk-Based, Assessment Report No: 3422.R01b January 2020 by Nexus Heritage

(m) Mitigation Measures detailed within Chapter 23 of Victoria House, Great Ancoats Street, Environmental Impact Assessment ES Vol 2 Environmental Statement, February

2020 by Turley; and additional mitigation measures detailed within Chapter 23 of the Victoria House, Great Ancoats Street, Environmental Statement Addendum, May 2021 by Turley amended by via Wind Microclimate Assessment Report Victoria House, Manchester 26-05-2-22;

(n) Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo

(o) Implementation of Broadband installation in accordance with the Installation Design Document, Victoria House Manchester by hyperoptic.

(p) Fire Statement Doc ref.1841 FS001.0 Victoria House Fire Statement Gateway One Plan 22 02 17, February 2022, prepared Design Fire Consultants;

(q) Victoria House, Air Quality Assessment, Forshaw Land and Property Group Limited, Date: 24 January 2019, Doc ref: VIC-HYD-XX-XX-Y-RP-0003-P02 by Hydrock;

(r) Measures and recommendations within Forshaw Land & Property Group Ltd, VICTORIA HOUSE, GREAT ANCOATS STREET FLOOD RISK ASSESSMENT, Project NO. 70048738, DATED: NOVEMBER 2018;

(s) Pager Power, Television Impact Assessment and Baseline Survey, Victoria House, Great Ancoats Street, Forshaw Land & Property Group Ltd January, 2020 and mitigation measures set out within

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,

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing