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25 January 2023

Ref: PP-11764733

Dear Sir/Madam,

Application for a S.73 amendment to planning permission reference 125294/FO/2019 at Printworks, Withy Gove, Manchester on behalf of DTZ Investors

On behalf of our client, DTZ Investors, we have today submitted an application for a minor-material amendment under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of permission 125294/FO/2019, which was granted on 25 November 2019 for:

‘Full Planning Application for External Works to Elevations, Improvements to Entrance Features, New Signage and New LED Screens’.

The application has been submitted via the Planning Portal (ref: PP-11764733), and the requisite application fee (£266.20) has been paid under separate cover. An application to vary planning permission 125295/AOH/2019 (ref: PP-11764737) has been submitted alongside this application.

Background

As set out above, planning permission 125294/FO/2019 was granted on 25 November 2019 and provided full planning permission for a range of external works to elevations, improvements to entrance features, new signage and new LED screens.

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.

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.

Accordingly, a Section 73 application to vary planning permission 125295/AOH/2019 is hereby submitted to secure these changes. The following information is submitted to support this application:

- Application form and certificates;
- This covering letter;
- 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)
- 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, Corp Street, Entrance (ref: PL(1043) revision P2)
- 3D Viz, Corp Street, Vic Station (ref: PL(1044) revision P2)
- Proposed Signage Elevations (ref: PL(1038) revision P3)

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 128219/NMC/2020) and November 2021 (reference 132026/NMC/2021) respectively. These changes related to alterations to the location of some signage around Printworks. However, due to the changes now made to the scheme now submitted revised drawings which relate to those submitted on these two amendment applications are now submitted.

The Application

Planning permission 125294/FO/2019 was issued on 25 November 2019 and granted permission for:

'Full Planning Application for External Works to Elevations, Improvements to Entrance Features, New Signage and New LED Screens'.

This application proposed to amend Condition 2 of permission 125294/FO/2019 as follows:

London

Birmingham

Bristol

Manchester

Reading

Condition 2

Condition 2 outlines the plans to which the development must accord, and states:

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

Existing and Proposed Site Plan references:

- PL(0002) revision P1 - 'Existing Ground Floor Plan'
 - PL(0003) revision P1 - 'Existing First Floor Plan'
 - PL(0010) revision P1 - 'Existing Roof Plan'
 - PL(0013) revision P1 - 'Level 00 Existing Corporation Street Entrance Plan'
 - PL(1002) revision P1 - 'Proposed Ground Floor Plan'
 - PL(1003) revision P1 - 'Proposed First Floor Plan'
 - PL(1010) revision P1 - 'Proposed Roof Plan'
 - PL(1013) revision P1 - 'Level 00 Existing Corporation Street Entrance Plan'
- Stamped as received by the Local Planning Authority on 28 October 2019.

Existing and Proposed Elevations references:

- PL(0020) revision P1 - 'Existing Elevation Dantzic and Balloon Street'
 - PL(0022) revision P1 - 'Existing Elevation Withy Grove and Corporation Street'
 - PL(0023) revision P1 - 'Existing Elevation Corporation Street Entrance'
 - PL(0035) revision P1 - 'Existing Sections Dantzic Street and Withy Grove Entrances'
 - PL(1020) revision P1 - 'Proposed Elevation Dantzic and Balloon Street'
 - PL(1022) revision P1 - 'Proposed Elevation Withy Grove and Corporation Street'
 - PL(1023) revision P1 - 'Proposed Elevation Corporation Street Entrance'
- Stamped as received by the Local Planning Authority on 28 October 2019.

- PL(1035) revision P2 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'

Stamped as received by the Local Planning Authority on 10 December 2019.

- PL(1036) revision P2 - 'Proposed Corporation Street Elevations/Sections'

- PL(1037) revision P2 - 'Proposed Dantzic Street Section A-A, B-B and C-C'

Stamped as received by the Local Planning Authority on 23 December 2019.

CGI's, produced by CDA, references:

- PL(1040) - '3D Viz, Dantzic Street, Arndale'
- PL(1041) - '3D Viz, Dantzic Street, Shudehill'
- PL(1043) - '3D Viz, Corp Street, Entrance'
- PL(1044) - '3D Viz, Corp Street, Vic Station'
- PL(1045) - '3D Viz, Withy Grove, Exchange Square'
- PL(1046) - '3D Viz, Withy Grove, Entrance'
- the Atelier - Heritage Statement ref:1842, dated October 2019
- the Nexus Planning Statement
- the Cundall - Printworks Lighting Concept document
- the Design and Access Statement

Stamped as received by the Local Planning Authority on 28 October 2019.

- PL(1038) revision P3 - 'Proposed Signage Elevations'

Stamped as received by the Local Planning Authority on 5 February 2020.'

In order to take account of the proposed amendments to the approved scheme, it is requested that Condition 2 be amended as follows:

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

Existing and Proposed Site Plan references:

- PL(0002) revision P1 - 'Existing Ground Floor Plan'
- PL(0003) revision P1 - 'Existing First Floor Plan'
- PL(0010) revision P1 - 'Existing Roof Plan'
- PL(0013) revision P1 - 'Level 00 Existing Corporation Street Entrance Plan'
- ~~-PL(1002) revision P1 - 'Proposed Ground Floor Plan'~~ **-PL(1002) revision P4 - 'Proposed Ground Floor Plan'**
- ~~-PL(1003) revision P1 - 'Proposed First Floor Plan'~~ **-PL(1003) revision P3 - 'Proposed First Floor Plan'**
- ~~-PL(1010) revision P1 - 'Proposed Roof Plan'~~ **-PL(1010) revision P2 - 'Proposed Roof Plan'**

~~PL(1013) revision P1 - 'Level 00 Existing Corporation Street Entrance Plan'~~ **PL(1013) revision P4 - 'Level 00 Proposed Corporation Street Entrance Plan'**

Existing and Proposed Elevations references:

~~PL(0020) revision P1 - 'Existing Elevation Dantzic and Balloon Street'~~

~~PL(0022) revision P1 - 'Existing Elevation Withy Grove and Corporation Street'~~

~~PL(0023) revision P1 - 'Existing Elevation Corporation Street Entrance'~~

~~PL(0035) revision P1 - 'Existing Sections Dantzic Street and Withy Grove Entrances'~~

~~PL(1020) revision P1 - 'Proposed Elevation Dantzic and Balloon Street'~~ **PL(1020) revision P10 - 'Proposed Elevation Dantzic and Balloon Street'**

~~PL(1022) revision P1 - 'Proposed Elevation Withy Grove and Corporation Street'~~ **PL(1022) revision P9 - 'Proposed Elevation Withy Grove and Corporation Street'**

~~PL(1023) revision P1 - 'Proposed Elevation Corporation Street Entrance'~~ **PL(1023) revision P7 - 'Proposed Elevation Corporation Street Entrance'**

~~PL(1035) revision P2 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'~~ **PL(1035) revision P6 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'**

~~PL(1036) revision P2 - 'Proposed Corporation Street Elevations/Sections'~~ **PL(1036) revision P6 - 'Proposed Corporation Street Elevations/Sections'**

~~PL(1037) revision P2 - 'Proposed Dantzic Street Section A-A, B-B and C-C'~~ **PL(1037) revision P7 - 'Proposed Dantzic Street Section A-A, B-B and C-C'**

CGI's, produced by CDA, references:

~~PL(1040) - '3D Viz, Dantzic Street, Arndale'~~ **PL(1040) revision P2 - '3D Viz, Dantzic Street, Arndale'**

~~PL(1041) - '3D Viz, Dantzic Street, Shudehill'~~

~~PL(1043) - '3D Viz, Corp Street, Entrance'~~ **PL(1043) revision P2 - '3D Viz, Corp Street, Entrance'**

~~PL(1044) - '3D Viz, Corp Street, Vic Station'~~ **PL(1044) revision P2 - '3D Viz, Corp Street, Vic Station'**

~~PL(1045) - '3D Viz, Withy Grove, Exchange Square'~~

~~PL(1046) - '3D Viz, Withy Grove, Entrance'~~

- the Atelier - Heritage Statement ref:1842, dated October 2019

- the Nexus Planning Statement

- the Cundall - Printworks Lighting Concept document

- the Design and Access Statement

~~PL(1038) revision P3 - 'Proposed Signage Elevations'~~ **PL(1038) revision P3 - 'Proposed Signage Elevations'**

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.

Summary and Conclusions

This S73 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 submitted amendments include alterations to external elevations, repositioning of proposed signage and minor alterations to the approved scheme at Printworks. Alongside this application, an application to vary planning permission 125295/AOH/2019 (ref: PP-11764737) has also been submitted.

The above changes are considered to represent minor amendments in accordance with the provisions of Section 73.

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



Heather Lindley-Clapp
Director