

12 September 2022

Planning Department
Manchester City Council
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FAO David Brettell

Dear Sirs



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St. John's, Manchester Goods Yard and No.1 Grape Street, Manchester: Section 96(a) Non-Material Amendment to Planning Permission Reference 121511/FO/2018

Please find enclosed an application submitted by Booking.com Limited for a Non-Material Amendment to Planning Permission ref. 121511/FO/2018, in accordance with Section 96(a) of the Town and Country Planning Act 1990.

The proposals are submitted to agree design changes to the building that have resulted in an immaterial change to the fenestration to incorporate louvers for the ventilation to the building.

A set of drawings is enclosed with this application to detail the proposed amendments.

Proposed Non-Material Amendments

The proposed Non-Material Amendment to Manchester Goods Yard, and No.1 Grape Street located adjacent, is submitted to agree the following design changes:

- Install louvers to the curtain wall at Level 04 to the East and West elevations between Block 2 and Block 3. Required to provide extract and fresh air supply to the ancillary rooms of the kitchen located at Level 04. Louvers to be located at door head height (2.27m) and be approximately 0.8m in height and to be the same width as the existing curtain wall.
- Install louvers to the curtain wall at Level 04 to West elevation between Block 1 and Block 2 Required to provide extract and fresh air supply to the seminar space at Level 04. Louvers to be full height (3.1m) and to be the same width as the existing curtain wall.

The amendments set out in this application also reflect those changes previously agreed through other non-material amendment applications. For completeness, these previous changes comprised:

- *An overall reduction of the building block heights (circa 300mm) following a reduction of the soffit to each floor.*
- *Reduction in clear distance between blocks (circa 500mm) through amendments to the circulation spaces between the large office floorplates.*
- *Relocation of Smoke Extract from No.1 Grape Street to Block 03 Manchester Goods Yard and associated façade amendments to account for the phasing of the two buildings: and*

- *Realignment and scope of the proposed canopy to both No.1 Grape Street and Manchester Goods Yard to maximise the external cover following a reduction in the length of the building.*
- *Relocation of external doors to terraces and ground floor commercial units and amendment of external double doors to single doors on terraces.*
- *Corrugated plant screen on No.1 Grape Street was amended to match metal rainscreen cladding on Manchester Goods Yard.*
- *The concrete cladding to the deep inset terrace elevations omitted in lieu of clear glazed curtain walling and metal rainscreen panels; and,*
- *Infilling the rooftop pavilion on level 10 of the Manchester Goods Yard development.*

The changes have been reviewed by the technical design team who has confirmed that none of the changes agreed previously, in combination with the new set of design changes, alter the conclusions of any technical studies.

Given the scale of the proposed changes at Manchester Goods Yard and No.1 Grape Street, will be visually imperceptible and therefore constitutes a Non-Material Amendment.

Summary

In addition to this cover letter, the submission for a Non-Material Amendment comprises the following:

- Completed Application Forms and Certificates; and
- Set of Planning Amendment Drawings, prepared by OBI Property
 - o 37_007 - 4FL Mechanical Louvres
 - o 99_000 - Red Line Boundary
 - o 99_100 - Proposed West Elevation
 - o 99_103 - 4FL Louvre Elevations
 - o 99_104 - 4FL Louvre Details

An application fee has also been paid to Manchester City Council for £234 to provide payment for processing the application.

Based on the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a Non-Material Amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me.

Yours faithfully

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Encs.