

Planning

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Mr John Cooper
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Date: 24 October 2022

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: 135077/NMC/2022

Description: Non material amendment to planning permission 130354/FO/2021 amend drawings for details for the corner of the building at Jersey Street and the redundant canal arm (condition 2), amend the trigger in condition 9 to allow the commencement of the enabling works prior to the full sign off of the external materials and amend condition 14 to amend the Environmental Standards and Energy Statement.

Location: Eliza Yard , Land On The Corner Of Poland Street And Jersey Street, Manchester, M4 6JW

I refer to your application for a non-material amendment to planning permission reference 130354/FO/2021.

The proposed seeks to amend drawings for details for the corner of the building at Jersey Street and the redundant canal arm (condition 2), amend the trigger in condition 9 to allow the commencement of the enabling works prior to the full sign off of the external materials and amend condition 14 to amend the Environmental Standards and Energy Statement.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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 130354/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130354/FO/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 additional drawings:

- Drawings 9033-BA-XX-XX-DR-A-(05)001 Rev T5 and 9033-BA-XX-XX-DR-A-(05) 002 Rev T5 received by the City Council, as Local Planning Authority, on the 14 October 2022

- Drawing ref. 9033-CUR-XX-FNDR-S-(04)000 Rev T04), 9033-CUR-XX-GFDR-S-(04)001 Rev T03, 9033-BA-XX-00-DR-A-(04)000 Rev T6, 9033-BA-XX-XX-DR-A-(05)003 Rev T4), 9033-BA-XX-XX-DR-A-(05)010 Rev T2 and 9033-BA-XX-XX-DR-A-(21)000-T5 received by the City Council, as Local Planning Authority, on the 30 September 2022

Environmental Standards and Energy Statement document prepared by Buro Happold (dated May 2022); and overheating and Performance Review Design Note prepared by Buro Happold (dated May 2022) received by the City Council, as Local Planning Authority, on the 29 September 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

9) Prior to the commencement of any above ground floor slab works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel in accordance with drawing ref. 9033-BA-XX-XX-DR-A-(21)000-T5) received by the City Council, as Local Planning Authority, on the 30 September 2022 and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

14) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement document prepared by Buro Happold (dated May 2022); and overheating and Performance Review Design Note prepared by Buro Happold (dated May 2022) received by the City Council, as Local Planning Authority, on the 29 September 2022. A post construction review certificate/statement for the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing