



Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref: JK/16978
Council ref: 108963/FO/2015/C1

17 August 2022

Dear Sir/Madam,

APPLICATION FOR MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION 108963/FO/2015/C1 TO VARY CONDITION 2 UNDER TOWN AND COUNTRY PLANNING ACT 1990 SECTION 73 [ADDITION OF THREE PARKING SPACES WITHIN THE GROUND FLOOR OF THE BUILDING] AT NO.8 FIRST STREET, MANCHESTER, M15 4RP

This letter accompanies a minor-material amendment (section 73) application submitted on behalf of our client, AP No 8 Limited, in relation to the above site within the administrative boundaries of Manchester City Council which benefits from planning permission (ref: 108963/FO/2015/C1) granted on 31 July 2015 for:

erection of a 7 storey office building (Use Class B1) including ground floor retail units (use Class A1 (Shop) or A3 (Restaurant and Cafe) or A4 (Drinking Establishment) Uses, public realm and associated works to include brown roofs above 7th floor level.

The building has since been built out and is operational. The planning permission has previously been amended twice before by two non-material amendments (NMAs) (refs: 110221/NMC/2015/C1 and 116419/NMC/2017).

Condition 2.b of the permission lists a number of approved plans which the development should be carried out in accordance with. The approved ground floor plan (ref: A-1276-PA0030) indicates a small area of car parking within the 'back of house' and is accessed via River Street to the south of the building.

AP No 8 Limited wish to make a minor change to the layout of the ground floor car park to increase the number of tenant parking spaces by a total of three (from the existing 10 to 13). It is considered that this would result not result in a material increase in the use of the site for parking. The amendment would make more efficient use of the space available while still allowing sufficient space for loading and vehicle turning. There are no planning conditions or other apparent restrictions on the level of parking in this development and, being an internal change, would not have any impacts on the street scene.

planning transport design environment infrastructure land

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The applicant is hoping to utilise the additional three parking spaces for designated EV charging which would not require planning permission as it would be permitted under Schedule 2, Part 2, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The submission includes a section 73 application form, this letter setting out the amendments this application is seeking together with the following drawing:

Drawing Title	Approved Drawing Reference	Minor-Material Amendment Drawing Reference
Additional Car Parking Spaces Proposed Drawing (Ground Floor Plan)	1276_PA_0030	04C100515-01-A

Conclusion

This minor-material amendment application has been submitted to secure approval for the alteration of the approved ground floor plan associated with planning permission ref: 108963/FO/2015/C1. A single proposed plan has been submitted with this application and should be referred for consideration.

I trust you have sufficient information to validate the application and I look forward to receiving acknowledgement of its receipt in due course. If however, you require additional information please let me know.

Yours faithfully,

A handwritten signature in black ink, which appears to read 'Jack Karagoz', is written over a horizontal line.

Jack Karagoz
Planner

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