

18 August 2022

Jennifer Atkinson
Planning and Highways Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Jennifer

Former Boddingtons Brewery Site (Ref. 132416/FO/2021), Manchester

Application for a Non-Material Amendment

Please find enclosed an application for a Non-Material Amendment (NMA) to Planning Permission Ref. 132416/FO/2021 (approved 30 June 2022), in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The Planning Permission relates to the erection of two residential buildings of 11 to 27 stories on the Site bounded by a Travelodge and surface level carparking to the north, further surface level carparking to the east, the under-construction Manchester College to the south, and Bury New Road to the west in Manchester.

For clarity, the Description of Development as written on the Decision Notice is as follows:

“Erection of two buildings part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718 sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works”.

Now that a more detailed construction programme in place, it is considered that it will not be possible to provide full details and samples of all external materials prior to commencing enabling works. To allow progression in line with this construction programme, this application seeks to amend the trigger points of this condition to allow the commencement of the enabling works prior to the full sign off of the external materials.

The proposed amendments do not alter the form of the development approved and the outstanding detail will be dealt in line with the proposed time triggers. It has been concluded that the changes will not materially alter the originally approved scheme and are therefore considered to be non-material to its determination.

1 Proposed Amended Condition Wording

Condition 12

On the decision notice, Condition 12 is currently worded as follows:

Prior to the commencement of the development, 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) 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

The Applicant proposes Condition 12 is reworded as suggested below in **green (bold)** text.

*Prior to the commencement of ~~the development~~ **any above ground 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. A3564-ASA-XX-XX-SK-A-900**) 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

2 Application Documentation

The Application is supported by:

- Application Form;
- Sample Panel Drawing (Ref. A3564-ASA-XX-XX-SK-A-900) prepared by Asseal Architecture;

The Application has the Planning Portal reference: PP-11479552 and the application fee will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

We trust you have all the information required to make a decision on the proposed amendments but please don't hesitate to contact me or my colleagues Frances Hampson (fhampson@deloitte.co.uk) / +44 161 455 6766) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk) if you require anything further.

Yours sincerely

Deloitte LLP.

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