

Planning

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Mr John Cooper
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Date: 5 July 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: 132319/NMC/2021

Description: Non Material Amendment to planning permission 111719/FO/2016/C1 to include amendments to the hard and soft landscape scheme

Location: Deansgate Square , Owen Street, Manchester, M15 4TQ

I refer to your application for a non-material amendment to planning permission reference 111719/FO/2016/C1.

Following an assessment of the details submitted, I confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendments would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 111719/FO/2016/C1 as amended by 122555/NMC/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 111719/FO/2016/C1, as amended by 122555/NMC/2019, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions and one additional condition apply:

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 111719/FO/2016/C1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 111719/FO/2016/C1 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Condition 2

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

Drawing numbers

7359-A-DRG-PL-G000-1000 Planning Red Line Application Drawing
7359-A-DRG-PL-G000-2080 Site Plan - Roof
7359-A-DRG-PL-G000-2081 Site Plan - Roof
7359-A-DRG-PL-G000-2099 Site Plan - Ground Floor
7359-A-DRG-PL-G000-3100 Site Elevation - Owen Street
7359-A-DRG-PL-G000-3200 Site Elevation - Deansgate
7359-A-DRG-PL-G000-3300 Site Elevation - Pond Street
7359-A-DRG-PL-G000-3400 Site Elevation - Medlock
7359-A-DRG-PL-G100-0100 Location Plan - Existing - Red Line
7359-A-DRG-PL-G100-2100 GA Plan - Mezzanine
7359-A-DRG-PL-G100-2101 Rev A GA Plan - Level 01
7359-A-DRG-PL-G100-2102 GA Plan - Level 02
7359-A-DRG-PL-G100-2103 GA Plan - Level 03
7359-A-DRG-PL-G100-2105 GA Plan - Level 05
7359-A-DRG-PL-G100-2122 GA Plan - Level 22
7359-A-DRG-PL-G100-2130 GA Plan - Level 30
7359-A-DRG-PL-G100-2144 GA Plan - Level 44
7359-A-DRG-PL-G100-2145 GA Plan - Level 45
7359-A-DRG-PL-G100-2196 GA Plan - Basement 2
7359-A-DRG-PL-G100-2197 GA Plan - Basement 1
7359-A-DRG-PL-G100-2198 Rev A GA Plan - Lower Ground Floor
7359-A-DRG-PL-G100-2199 Rev A GA Plan - Ground Floor
7359-A-DRG-PL-G100-2200 GA Plan - Roof Plan
7359-A-DRG-PL-G100-3100 Section S-03
7359-A-DRG-PL-G100-3200 Section S-01
7359-A-DRG-PL-G100-3300 Section S-02
7359-A-DRG-PL-G100-3400 Section S-04
7359-A-DRG-PL-G100-3500 Section S-05
7359-A-DRG-PL-G100-3600 Section S-06
7359-A-DRG-PL-G100-4100 GA Elevation E-01 - Deansgate
7359-A-DRG-PL-G100-4200 GA Elevation E-02 - Owen Street
7359-A-DRG-PL-G100-4300 GA Elevation E-03 - Pond Street
7359-A-DRG-PL-G100-4400 GA Elevation E-04 - Medlock
7359-A-DRG-PL-G200-2111 GA Plan - Tower A - Type A
7359-A-DRG-PL-G200-2112 GA Plan - Tower A - Type B
7359-A-DRG-PL-G200-2116 GA - Plan - Tower A - Type C
7359-A-DRG-PL-G200-2144 GA Plan - Tower A - Type P1
7359-A-DRG-PL-G200-2145 GA Plan - Tower A - Type P2
7359-A-DRG-PL-G200-2146 GA Plan - Tower A - Type AW
7359-A-DRG-PL-G200-2147 GA Plan - Tower A - Type CW
7359-A-DRG-PL-G200-2153 GA Plan - Tower A - Type D
7359-A-DRG-PL-G200-2154 GA Plan - Tower A - Type E
7359-A-DRG-PL-G200-2158 GA Plan - Tower A - Type F
7359-A-DRG-PL-G200-2162 GA Plan - Tower A - Penthouse Level 1
7359-A-DRG-PL-G200-2163 GA Plan - Tower A - Penthouse Level 2
7359-A-DRG-PL-G200-2202 GA Plan - Tower B - Type A
7359-A-DRG-PL-G200-2210 GA Plan - Tower B - Type B
7359-A-DRG-PL-G200-2216 GA - Plan - Tower B - Type C

7359-A-DRG-PL-G200-2236 GA Plan - Tower B - Type AW
 7359-A-DRG-PL-G200-2237 GA Plan - Tower B - Type CW
 7359-A-DRG-PL-G200-2242 GA Plan - Tower B - Type D
 7359-A-DRG-PL-G200-2243 GA Plan - Tower B - Type E
 7359-A-DRG-PL-G200-2247 GA Plan - Tower B - Type F
 7359-A-DRG-PL-G200-2250 GA Plan - Tower B - Type PH Level 01
 7359-A-DRG-PL-G200-2251 GA Plan - Tower B - Type PH Level 02
 7359-A-DRG-PL-G200-4101 Rev A GA Elevation E-01/E-03 - Tower A - Owen Street/Lobby
 7359-A-DRG-PL-G200-4102 Rev A GA Elevation E-02/E-04 - Tower A - Drop Off/Pond Street
 7359-A-DRG-PL-G200-4201 Rev A GA Elevation E-01/E-03 - Tower B - Lobby/River Place
 7359-A-DRG-PL-G200-4202 Rev A GA Elevation E-02/E-04 - Tower B - Medlock/Pond Street
 7359-A-DRG-PL-G200-4301 Rev A GA Elevation E-01/E-03 - Tower C - Owen Street/Medlock
 7359-A-DRG-PL-G200-4302 Rev A GA Elevation E-02/E-04 - Tower C - Plaza/Lobby
 7359-A-DRG-PL-G200-4401 Rev A GA Elevation E-01/E-03 - Tower D - Owen Street/Medlock
 7359-A-DRG-PL-G200-4402 Rev A GA Elevation E-02/E-04 - Tower D - Deansgate/Building E Passage
 7359-A-DRG-PL-G200-4501 Rev A GA Elevation E-01 - Building E - Owen Street
 7359-A-DRG-PL-G200-4502 Rev A GA Elevation E-02 - Building E - Medlock
 7359-A-DRG-PL-G200-4503 Rev A GA Elevation E-03/E-04 - Building E - Passage/Drop Off
 7359-A-DRG-PL-G200-4601 Rev A GA Elevation E-01 - Lobby - Pond Street
 7359-A-DRG-PL-G200-4602 GA Elevation E-02/E-03 - Lobby - Medlock/Owen Street
 7359-A-DRG-PL-G251-5108 Elevation Detail - Tower A,B,C,D - Typical Façade 01 -Silver - 2Bed Scenario - No Wintergarden
 7359-A-DRG-PL-G251-5109 Elevation Detail - Tower A,B,C,D - Typical Façade 02 - Grey - 2Bed Scenario - No Wintergarden
 7359-A-DRG-PL-G251-5110 Elevation Detail - Tower A,B,C,D - Typical Façade 01 - Silver - 3Bed Scenario - No Wintergarden
 7359-A-DRG-PL-G251-5111 Elevation Detail - Tower A,B,C,D - Typical Façade 02 - Grey - 3Bed Scenario - No Wintergarden
 7359-A-DRG-PL-G251-5501 Detail - Building E - Typical Façade;
 Z1-TMP-G170-PL-XX-2289-107 Rev P3 Landscape Layout / Rendered General Arrangement Plan and Visuals;
 2289 102 Revision B Landscape GA (Key Plan);
 Z1-TMP-G710-PL-XX-2289-102 Rev P27 Landscape Hardworks (1 of 3);
 Z1-TMP-G710-PL-XX-2289-103 Rev P27 Landscape Hardworks (2 of 3);
 Z1-TMP-G710-PL-XX-2289-104 Rev P27 Landscape Hardworks (3 of 3);
 3851 SK4 Rev P2 Plot F - Deansgate Square Overlap
 2289 106 Revision A Roof Garden Layout;
 2289 107 Revision A Landscape Sectional Elevations;
 2289 108 Revision A Landscape Sectional Elevations;
 Z1-TMP-G170-PL-XX-2289-201 Rev P4 Planting Plan (1 of 2);
 Z1-TMP-G170-PL-XX-2289-202 Rev P4 Planting Plan (Sheet 2 of 2);
 2289 203 Planting Plan - Roof Garden;
 2289 401 Revision B Indicative Lighting Layout;
 2289 402 Revision B Street Furniture and Boundaries;
 Z1-TMP-G170-PL-XX-2289-408 Rev P2 Wind Baffles;
 Z1-TMP-G170-PL-XX-2289-410 Rev P1 Wind Baffles;
 7359-Z1-SHP-G100-P1-RF-001 Rev P00;

Design and Access Statement dated 21.03.2016;
 Planning and Tall Building Statement dated March 2016;
 Landscape Design Statement (2289 501) by TPM, dated March 2016;
 Landscape Management Report by TPM, dated March 2016;
 Ecological Survey and Assessment by ERAP Ltd, dated September 2015;
 Television Desk Study by Pager Power, dated March 2016;
 Geo Assist, Remediation Strategy dated May 2016 reference 5752/ows/CLRA;
 Environmental Standards Statement by Element Sustainability dated February 2016;
 SK Technical Note dated 2 June 2016;
 Ventilation Systems Strategy Report by WSP dated February 2016;
 Management Statement dated January 2016;
 Crime Impact Statement, Version C dated 09.03.16;
 Environmental Statement:

- o Volume 1, dated March 2016
- o Volume 2 Technical Appendices, dated March 2016
- o Non-Technical Summary, dated March 2016

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.

38) Condition 38

The external hard landscaped areas of the development shall be implemented in accordance with the following information and retained thereafter:

Drawing numbers

Z1-TPM-G710-PL-XX-2289 102 Rev P27 - Landscape Hardworks (1 of 3)
 Z1-TPM-G710-PL-XX-2289 103 Rev P27 - Landscape Hardworks (2 of 3)
 Z1-TPM-G710-PL-XX-2289 104 Rev P27 - Landscape Hardworks (3 of 3)
 Z1-TPM-G170-SE-XX-2289 301 Rev P3 - River Edge Sections (Sheet 1 of 2)
 Z1-TPM-G170-SE-XX-2289 302 Rev P3 - River Edge Sections (Sheet 2 of 2)
 Z1-TPM-G170-EL-XX-2289 303 Rev P3 - River Edge Elevation
 Z1-CIV-G700-DE-XX-006 Rev T06 - External Hardworks Details Sheet 3 of 4
 Z1-CIV-G700-PL-GF-101 Rev P02 - Podium Hardworks Build Ups Sheet 1 of 2 (as amended by the revised material for the Pond Street pavement shown in drawing number Z1-TPM-G710-PL-XX-2289 102 Rev P11)
 Z1-CIV-G700-PL-GF-102 Rev P02 - Podium Hardworks Build Ups Sheet 2 of 2;

Hardscape Royal White flamed granite
 Hardscape Kobra Green bush hammered granite
 Hardscape Kobra flamed finish granite
 Wienerberger Olde Woodford Red Multi brick.

Reason - To ensure that a satisfactory landscape scheme for the development is carried out in the interests of visual amenity, in accordance with policies SP1 and DM1 of the Core Strategy.

39) Condition 39

The public footpaths, vehicular crossings and vehicular carriageways around the site shall be implemented in accordance with the following information and retained thereafter:

Drawing numbers

Z1-TPM-G710-PL-XX-2289 102 Rev P27 - Landscape Hardworks (1 of 3)
Z1-TPM-G710-PL-XX-2289 103 Rev P27 - Landscape Hardworks (2 of 3)
Z1-TPM-G710-PL-XX-2289 104 Rev P27 - Landscape Hardworks (3 of 3)
Z1-TPM-G170-SE-XX-2289 301 Rev P3 - River Edge Sections (Sheet 1 of 2)
Z1-TPM-G170-SE-XX-2289 302 Rev P3 - River Edge Sections (Sheet 2 of 2)
Z1-TPM-G170-EL-XX-2289 303 Rev P3 - River Edge Elevation
Z1-CIV-G700-DE-XX-006 Rev T06 - External Hardworks Details Sheet 3 of 4
Z1-CIV-G700-PL-GF-101 Rev P02 - Podium Hardworks Build Ups Sheet 1 of 2 (as amended by the revised material for the Pond Street pavement shown in drawing number Z1-TPM-G710-PL-XX-2289 102 Rev P11
Z1-CIV-G700-PL-GF-102 Rev P02 - Podium Hardworks Build Ups Sheet 2 of 2;

Hardscape Royal White flamed granite
Hardscape Kobra Green bush hammered granite
Hardscape Kobra flamed finish granite
Wienerberger Olde Woodford Red Multi brick.

Reason - To ensure that a satisfactory landscape scheme for the development is carried out in the interests of visual amenity, in accordance with policies SP1 and DM1 of the Core Strategy.

47) Condition 47 (additional condition)

In the event that the development of Plot F approved under planning permission 132199/FO/2021 does not commence, within 6 months of the expiry of planning permission 132199/FO/2022 a landscape scheme for the permanent landscape of Owen Street and Pond Street shall be submitted to and approved in writing by the City Council as local planning authority. The approved landscape scheme shall be fully implemented within 12 months of the expiry of planning permission 132199/FO/2022.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory permanent landscape scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing