

P21-1009_L004v1_PL_MAN_KR

8th August 2022

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Dear Sir or Madam,

Town and Country Planning Act 1990 (as amended)
Application under Section 96A for a non-material amendment to the plans listed as part of
application 132373/FO/2021
2 Spinningfields Square, Manchester, M3 3AP
Planning Portal Reference: PP-11455131

On behalf of Caprice Holdings Ltd, Pegasus Group are seeking a non-material amendment to planning application 132373/FO/2021.

The following documents have been submitted as part of this application:

- Application Form;
- Proposed External Elevations (ref: 464-205-E);
- Proposed External Structure (ref: 464-901-D);
- Proposed External Structure (ref: 464-902-A); and
- Proposed External Structure – Side Section (ref: 464-903-A).

Condition 2 of application 132373/FO/2021 states;

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

Received by the City Council as Local Planning Authority on 01 December 2021:

- Site Location Plan and Block Plan (ref: 464)
- Existing Basement Plan (ref: 464-101);
- Existing Ground Floor Plan (ref: 464-102);
- Existing Mezzanine Floor Plan (ref: 464-103);
- Existing External Elevation (ref: 464-104);
- Proposed GA Ground Floor Plan (ref: 464-201-S)
- Proposed External Elevations Plan (ref: 464-205-D);
- Proposed External Signage Plan (ref: 464-206);
- Proposed External Structure Plan (ref: 464-901-B);

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Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
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- Caprice Manchester External Furniture Schedule;
- Sexy Fish Manchester External Furniture Visual;
- Noise Assessment, prepared by ACA Acoustics;
- Heritage Statement, prepared by Pegasus Group;
- Operating Schedule, prepared by Pegasus Group; and
- Crime Impact Assessment, prepared by GMP

Received by the City Council as Local Planning Authority on 15 December 2021:

- Waste Management Proforma

Received by the City Council as Local Planning Authority on 22 February 2022: Proposed GA Plan – Basement ref 4322 / 464 / 203 / F
Background Sound Level Survey ref. 211004-RO02 date: 16th February 2022 Addendum Report ref 211004-RO03 date: 16th February 2022

Received by the City Council as Local Planning Authority on 03 February 2022: Proposed External Structure 4322 / 464 / 902
Proposed External Structure – Side Section ref. 4322 / 464 / 903

Received by the City Council as Local Planning Authority on 04 March 2022 Addendum Report ref. 211004-RO04'

This non-material amendment is sought to alter the following approved plans which are noted in Condition 2 of application 132373/FO/2021:

Approved Plan	Amended Plan
Proposed External Elevations (ref: 464-205-D)	Proposed External Elevations (ref: 464-205-E)
Proposed External Structure (ref: 464-901-B)	Proposed External Structure (ref: 464-901-D)
Proposed External Structure (ref: 464-902)	Proposed External Structure (ref: 464-902-A)
Proposed External Structure – Side Section (ref: 464-903)	Proposed External Structure – Side Section (ref: 464-903-A)

The proposed changes are sought to reduce the size of the extension. The applicant no longer requires the extension to be as large as initially proposed and therefore a reduction is proposed. The smaller extension to the side of the building will have a reduced impact and will be an improvement on the extension which has been approved. The table below provides a summary of the previous size and the proposed size of the extension.

	Approved Size (mm)	Proposed Size (mm)
Length	28,515	25,670
Depth	3,470	3,520



Given the minor nature of the change, to what has already been approved, a non-material amendment is sought. This was agreed with the officer, Eve Woolstencroft on 3rd August 2022.

We trust the information provided is sufficient to approve the non-material amendments application with the set determination period.

If you have any questions or queries, please do not hesitate to contact me using the details provided below.

Yours Sincerely,

Kate Roberts

Principal Planner

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