

Our Ref: 04B902980/EH/LS

Your Ref: PP-11378527

18 July 2022

Jennifer Atkinson
Planning Building and Licensing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

LAND OFF GREAT DUCIE STREET, MANCHESTER (PERMISSION REF: 124995/FO/2019) – NON-MATERIAL AMENDMENT APPLICATION (PLANNING PORTAL REF: PP-11378527)

Avison Young ("AY") has been instructed on behalf of the LTE Group ("the Applicant") to submit a non-material amendment application under Section 96A of the Town and Country Planning Act (1990) in relation to full planning permission (ref: 124995/FO/2019), for a new educational building on land off Great Ducie Street ("the site").

The application has been submitted electronically via the Planning Portal (reference: PP-11378527). A BACS payment for the requisite application fee of £266.20 (including £32.20 administration fee) has been made to the planning portal from Avison Young.

Background

The application site extends to 0.88 hectares (2.18 acres) and is bound by existing parking areas to the north and east, by New Bridge Street to the south and by Great Ducie Street to the west.

Planning permission was granted on 19 December 2019 for the following development at the site:

"Erection of a five storey educational building (18495 sqm) (Use Class D1) with associated access, servicing, landscaping, public realm and other associated works following removal of existing car park."

This application proposed the development of a new educational building for use by The Manchester College and UCEN Manchester. The development is now largely complete and expected to open later this year.

This Non-Material Amendment Application

The scheme has been under construction for the past 18 months and is almost complete. However, in progressing to this stage the design team has recognised that the approved scheme would benefit from slight amendments to a small number of windows, as well as a revised layout to the hard landscaping along the Great Ducie Street elevation to suit site levels.

This application is supported by updated planning drawings which, assuming the amendments are approved, should supersede those consented under the detailed planning application. For reference, the submitted plans prepared by Bond Bryan are as follows:

- Proposed Site Levels Plan CC-BBA-ZZ-XX-DR-A-1604, Rev C14
- GA Elevations East CC-SHP-ZZ-XX-DR-A-3291, Rev P03
- GA Elevation New Bridge St (South) CC-SHP-ZZ-XX-DR-A-3293, Rev P03
- GA Elevation North CC-SHP-ZZ-XX-DR-A-3294, Rev P03
- Window Matrix CC-SHP-ZZ-XX-DR-A-3390, Rev P04

For clarity, we also describe the non-material amendments sought below:

Elevations:

- *Windows have been amended to suit the correct typology as we moved through the construction stage. The key has been updated to reflect this. For example, Type B windows are now indicated a glazed upper panel and back painted lower panel. This is due to low level benching internally therefore the additional of a window cill and low level partitioning.*

Site plan:

- *Revised layout to hard landscaping along Great Ducie Street elevation to suit site levels and omit diminishing steps. Additional handrails as per building control request*

Summary

We trust the above details and accompanying document is sufficient to validate the application to allow you to progress it towards determination at your earliest convenience, but should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely,



Ed Harvey

Associate Director

07831 402681

ed.harvey@avisonyoung.com

For and on behalf of Avison Young

Documents/ Reports	Date/ Reference	Consultant
Application Form	July 2022	AY
Covering Letter	July 2022	AY
Drawings		
Proposed Site Levels Plan	CC-BBA-ZZ-XX-DR-A-1604, Rev C14	Bond Bryan
GA Elevations East	CC-SHP-ZZ-XX-DR-A-3291, Rev P03	Bond Bryan
GA Elevation New Bridge St (South)	CC-SHP-ZZ-XX-DR-A-3293, Rev P03	Bond Bryan
GA Elevation North	CC-SHP-ZZ-XX-DR-A-3294, Rev P03	Bond Bryan
Window Matrix	CC-SHP-ZZ-XX-DR-A-3390, Rev P04	Bond Bryan