



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

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

30 June 2022

Dear Sir/Madam,

SECTION 96A TOWN AND COUNTRY PLANNING ACT 1990

NON-MATERIAL AMENDMENT OF PLANNING PERMISSION 108963/FO/2015/C1 AT NO.8 FIRST STREET, MANCHESTER, M15 4RP

This letter accompanies a non-material amendment 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 the *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 other non-material amendments (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 minor, non-material changes 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 in a non-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 noticeable impacts on the street scene.

The applicant is also hoping to utilise the additional three parking spaces for designated EV charging which would not require planning permission as it would be permitted under

planning transport design environment infrastructure land

t. 01293 763086 e. info@dhaplanning.co.uk w. www.dhaplanning.co.uk

Crawley Office, The Pinnacle, Station Way, Crawley, RH10 1JH

DHA Planning Ltd. Registered in England. Registered number: 2683290





Schedule 2, Part 2, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The submission includes a non-material amendment application form, this letter setting out the non-material amendments this application is seeking together with the following drawing:

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

Conclusion

This non-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

jack.karagoz@dhaplanning.co.uk