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Planning Department
Manchester City Council
PO Box 532
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Your Ref: **138894/JO/2023**

Date: 10th February 2026

Dear Sir or Madam,

Submission of Updated Plans in Relation to Section 73 Application (138894/JO/2023) Relating to Land at Junction of Great Ancoats Street & Pollard Street, Manchester, M4 7DS

On behalf of the applicant AG GP Manchester Pollard B.V., we enclose updated plans in relation to an application under Section 73 of the Town and Country Planning Act 1990 (Ref: 138894/JO/2023) which was submitted and validated by Manchester City Council on the 21st December 2023. The application is still pending a decision and is for the:

> *"Variation of planning conditions 2, 3, 5, 6, 8, 9, 10, 11, 12, 14, 15a, 16, 21, 24, 27, 28, 39, 40, 41, 44, 47, 49 and 51 attached to planning permission 133841/JO/2022 to make elevational alterations to facade treatment, repositioning of building entrances and reconfiguration of building footprints to buildings B and C".*

Plans were submitted to the Council in relation to the above planning application in July 2025. Subsequently, clarification was sought from the Council via email regarding the proposed boundary treatments/fencing. The below Table sets out which plans are being submitted, and which plans they supersede.

New Plan Title	Superseded Plan
PLS-HBA-SW-ZZ-DR-A-08-0010 Rev P5 - Proposed Site Plan - Ground Floor	PLS-HBA-SW-ZZ-DR-A-08-0010 Rev P4 - Proposed Site Plan - Ground Floor
PLS-HBA-SW-01-DR-A-08-0011 Rev P5 - Proposed Site Plan - First Floor	PLS-HBA-SW-01-DR-A-08-0011 Rev P4 - Proposed Site Plan - First Floor
PLS-HBA-SW-02-DR-A-08-0012 Rev P5 - Proposed Site Plan - Second Floor	PLS-HBA-SW-02-DR-A-08-0012 Rev P4 - Proposed Site Plan - Second Floor
PLS-HBA-SW-03-DR-A-08-0013 Rev P5 - Proposed Site Plan - Third Floor	PLS-HBA-SW-03-DR-A-08-0013 Rev P4 - Proposed Site Plan - Third Floor
PLS-HBA-SW-04-DR-A-08-0014 Rev P5 - Proposed Site Plan - Fourth Floor	PLS-HBA-SW-04-DR-A-08-0014 Rev P4 - Proposed Site Plan - Fourth Floor

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PLS-HBA-SW-05-DR-A-08-0015 Rev P5 - Proposed Site Plan - Fifth Floor	PLS-HBA-SW-05-DR-A-08-0015 Rev P4 - Proposed Site Plan - Fifth Floor
PLS-HBA-SW-06-DR-A-08-0016 Rev P5 - Proposed Site Plan - Sixth Floor	PLS-HBA-SW-06-DR-A-08-0016 Rev P4 - Proposed Site Plan - Sixth Floor
PLS-HBA-SW-07-DR-A-08-0017 Rev P5 - Proposed Site Plan - Seventh Floor	PLS-HBA-SW-07-DR-A-08-0017 Rev P4 - Proposed Site Plan - Seventh Floor
PLS-HBA-SW-MR-DR-A-08-0018 Rev P5 - Proposed Site Plan - Eighth Floor	PLS-HBA-SW-MR-DR-A-08-0018 Rev P4 - Proposed Site Plan - Eighth Floor
PLS-HBA-SW-RE-DR-A-08-0005 Rev P5 - Proposed Roof Enclosure	PLS-HBA-SW-RE-DR-A-08-0005 Rev P4 - Proposed Roof Enclosure
PLS-HBA-SW-ZZ-DR-A-08-0003 Rev P5 - Proposed Site Plan	PLS-HBA-SW-ZZ-DR-A-08-0003 Rev P4 - Proposed Site Plan
PLS-HBA-B-00-DR-A-08-0110 Rev P5 - Building B - GA Plan - Ground Floor	PLS-HBA-B-00-DR-A-08-0110 Rev P4 - Building B - GA Plan - Ground Floor
PLS-HBA-B-01-DR-A-08-0111 Rev P5 - Building B - GA Plan - 1st Floor	PLS-HBA-B-01-DR-A-08-0111 Rev P4 - Building B - GA Plan - 1st Floor
PLS-HBA-B-02-DR-A-08-0112 Rev P5 - Building B - GA Plan - 2nd Floor	PLS-HBA-B-02-DR-A-08-0112 Rev P4 - Building B - GA Plan - 2nd Floor
PLS-HBA-B-03-DR-A-08-0113 Rev P5 - Building B - GA Plan - 3rd Floor	PLS-HBA-B-03-DR-A-08-0113 Rev P4 - Building B - GA Plan - 3rd Floor
PLS-HBA-B-04-DR-A-08-0114 Rev P5 - Building B - GA Plan - 4th Floor	PLS-HBA-B-04-DR-A-08-0114 Rev P4 - Building B - GA Plan - 4th Floor
PLS-HBA-B-MR-DR-A-08-0115 Rev P5 - Building B - GA Plan - Main Roof	PLS-HBA-B-MR-DR-A-08-0115 Rev P4 - Building B - GA Plan - Main Roof
PLS-HBA-B-RE-DR-A-08-0116 Rev P5 - Building B - GA Plan - Roof Enclosure	PLS-HBA-B-RE-DR-A-08-0116 Rev P4 - Building B - GA Plan - Roof Enclosure
PLS-HBA-C-00-DR-A-08-0120 Rev P5 - Building C - GA Plan - Ground Floor	PLS-HBA-C-00-DR-A-08-0120 Rev P4 - Building C - GA Plan - Ground Floor
PLS-HBA-C-01-DR-A-08-0121 Rev P5 - Building C - GA Plan - 1st Floor	PLS-HBA-C-01-DR-A-08-0121 Rev P4 - Building C - GA Plan - 1st Floor
PLS-HBA-C-02-DR-A-08-0122 Rev P5 - Building C - GA Plan - 2nd Floor	PLS-HBA-C-02-DR-A-08-0122 Rev P4 - Building C - GA Plan - 2nd Floor
PLS-HBA-C-03-DR-A-08-0123 Rev P5 - Building C - GA Plan - 3rd Floor	PLS-HBA-C-03-DR-A-08-0123 Rev P4 - Building C - GA Plan - 3rd Floor
PLS-HBA-C-04-DR-A-08-0124 Rev P5 - Building C - GA Plan - 4th Floor	PLS-HBA-C-04-DR-A-08-0124 Rev P4 - Building C - GA Plan - 4th Floor
PLS-HBA-C-MR-DR-A-08-0126 Rev P5 - Building C - GA Plan - Roof Enclosure	PLS-HBA-C-MR-DR-A-08-0126 Rev P4 - Building C - GA Plan - Roof Enclosure
PLS-HBA-C-RE-DR-A-08-0125 Rev P5 - Building C - GA Plan - Main Roof	PLS-HBA-C-RE-DR-A-08-0125 Rev P4 - Building C - GA Plan - Main Roof

These plans seek to provide clarity and consistency by:

- Adding an annotation onto each plan that states '1.5m high secure barrier' mas a text note on each plan; and
- The addition of a specific 'secure line extents' drawing which explicitly shows where barriers sit and their characteristics.

We trust that the above plans will clarify the questions raised previously on the submitted plans, however please do not hesitate to reach out if further information/clarify is required. Should you have any questions, please do not hesitate to contact me.

Yours Sincerely,

Chris Sinton
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For and on behalf of Asteer Planning LLP