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15 April 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
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PO Box 532
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Dear Jennifer,

50 Fountain Street, Section 96a (Non-Material Amendment) application to Planning Permission Ref. 131859/FO/2021 (142725/NMC/2025 as amended) and Section 19 (Minor-Material Amendment) application to Listed Building Consent 142655/JO/2025.

Please find enclosed an application submitted by the applicant, Prudential Nominee UK Limited ('the Applicant') for a non-material amendment to Planning Permission ref. 131859/FO/2021 (142725/NMC/2025 as amended) in accordance with S.96a of the Town and Country Planning Act 1990 and a minor-material amendment to Listed Building Consent (LBC) ref.142655/JO/2025 in accordance with Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

This application is submitted in order to amend the wording of Conditions 26 and 27 attached to Planning Permission ref. 131859/FO/2021 (142725/NMC/2025 as amended) and the wording of Conditions 4 and 5 attached to Listed Building Consent ref. 142655/JO/2025.

The description of developments for Planning Permission Ref. 131859/FO/2021 (142725/NMC/2025 as amended) and LBC Ref. 142655/JO/2025 are as follows:

"Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian facade, erection of commercial building (Use Class E) with landscaping, and other associated works."

The Description of Development as stated on LBC Ref. 142655/JO/2025 is as follows:

"Variation of condition application to vary condition 3 (Materials) attached to listed building consent 131860/LO/2021."

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Background

The approved offices development (both planning permission 131859/FO/2021 and LBC 131860/LO/2021) for 50 Fountain Street initially received planning permission on 05 July 2022 with a standard condition requiring commencement within 3 years of that date. The permission was implemented prior to this date with implementation works being undertaken in 2025,

A s.96a application to the approved planning permission (142725/NMC/2025) and s.19 application to the approved LBC (142655/JO/2025) was approved to amend conditions to facilitate this implementation. As such, the LPA introduced an additional safeguarding condition requiring the submission of a let contract for the remaining works outside of the implementation works by 05 July 2026. Without this no further works authorised by the permission may proceed. The purpose of this being to ensure works progress in a timely manner.

Subsequently, the applicant has secured the necessary funding to progress discussions and instruct the design team to finalise detailed designs and commence engagement with contractors, with a view to progress works in December 2026. Based on this revised programme a 9-month extension is required to the current deadline set out via condition, moving the date to 5th April 2027. This includes a contingency period of approximately 3 months to account for any unforeseen delays with progressing on Site.

The above approach was set out via email to the Manchester City Council as Local Planning Authority on 07th April 2026, who confirmed their agreement in principle with this approach via email on 08th April 2026 subject to formal agreement via this amendment application.

Proposed Amendments

<u>Planning Permission 131859/FO/2021 (142725/NMC/2025 as amended)</u>

Condition 26, is currently worded under permission ref. 131859/FO/2021 (142725/NMC/2025 as amended) as follows:

"No development, other than the step removal works to the entrance door located at 49

Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SWE-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, shall commence until a contract for the construction and completion of the remaining development has been let and appropriate evidence has been submitted for approval in writing by the City Council, as Local Planning Authority. The contract for construction and completion of the remaining

*development outside of the aforementioned step removal works must be let no later than the **05 July 2026**.*

Via s96A of the Town and Country Planning Act, it is proposed that Condition 26 be amended (with changes marked in bold) to read as follows:

*"No development, other than the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SWE-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, shall commence until a contract for the construction and completion of the remaining development has been let and appropriate evidence has been submitted for approval in writing by the City Council, as Local Planning Authority. The contract for construction and completion of the remaining development outside of the aforementioned step removal works must be let no later than the **05 April 2027**."*

Condition 27, is currently worded under permission ref. 131859/FO/2021 (142725/NMC/2025 as amended) as follows:

*"Should the contract for construction and completion of the development not be let by **05 July 2026**, then all development activities on the site, outside of the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, shall cease and no further development shall be permitted by this planning permission"*

Via s96A of the Town and Country Planning Act, it is proposed that Condition 27 be amended (with changes marked in bold) to read as follows:

*"Should the contract for construction and completion of the development not be let by **05 April 2027**, then all development activities on the site, outside of the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, shall cease and no further development shall be permitted by this planning permission"*

<u>Listed Building Consent 142655/JO/2025</u>

Condition 4, is currently worded under LBC ref. 142655/JO/2025 as follows:

"No development, other than the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMAB1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, shall commence until a contract for the construction and completion of the remaining development has been let and appropriate evidence has been submitted for approval in writing by the City Council, as

*Local Planning Authority. The contract for construction and completion of the remaining development outside of the aforementioned step removal works must be let no later than the **05 July 2026"***

Via s.19 of the Town and Country Planning Act, it is proposed that Condition 4 be amended (with changes marked in bold) to read as follows:

*"No development, other than the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMAB1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, shall commence until a contract for the construction and completion of the remaining development has been let and appropriate evidence has been submitted for approval in writing by the City Council, as Local Planning Authority. The contract for construction and completion of the remaining development outside of the aforementioned step removal works must be let no later than the **05 April 2027**."*

Condition 5, is currently worded under LBC ref. 142655/JO/2025 as follows:

*"Should the contract for construction and completion of the development not be let by **05 July 2026**, then all development activities on the site, outside of the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1- XX-X-A-042299, shall cease and no further development shall be permitted by this planning permission"*

Via s.19 of the Town and Country Planning Act, it is proposed that Condition 5 be amended (with changes marked in bold) to read as follows:

*"Should the contract for construction and completion of the development not be let by **05 April 2027**, then all development activities on the site, outside of the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1- XX-X-A-042299, shall cease and no further development shall be permitted by this planning permission"*

Summary of Application

In addition to this cover letter, the application submission comprises the completed Application Forms and Certificates and a Site Location Plan to identify the Site. The application fee to Manchester City Council for £309 (excl. administration fees) has been provided via the Planning Portal (PP-14844395 – S.96a / PP-14844504 – S.19).

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Based on the information submitted, we seek your formal agreement that the proposed amendments to wording of conditions set out in 131859/FO/2021 (142725/NMC/2025 as amended) and 142655/JO/2025 and summarised in this letter are acceptable.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague [redacted].

Kind regards

[redacted]

Deloitte LLP