



Planning

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Date: 10 April 2026

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 145522/NMC/2026

Description: Non material amendment to application ref no 141645/JO/2024 to amend design of ground floor entrance, external terraces and southern elevation and subsequently conditions 2 (Approved Dwgs), 32 (No subdivision), 42 (Door Opening) and 44 (Noise Commercial)

Location: Baring Street, Manchester, M1 2AD

I refer to your application for a non-material amendment to planning permission reference 141645/JO/2024.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 141645/JO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 141645/JO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless superseded by agreement through discharge of conditions:

(a) Dwgs 0343-SEW-ZZ-ZZ-DR-Z-0001010 Rev P02 (Mayfield Phase 1, Application 2: (Baring Street Office 2) Phase 1 Context Plan), 0343-SEW-ZZ-ZZ-DR-Z-0001023 Rev P02 (Mayfield Phase 1, Application 2: Baring Street Office No.2 Existing Site Plan) A283-MCO-XX-ZZ-DR-A-01002 Rev P01 (Proposed Site Plan) and 0343-SEW-ZZ-ZZ-DR-Z-0001201 Rev P00 (Mayfield Phase 1, Application 2: Site Plan and Location Plan);

(b) Dwgs A283-MCO-XX-00-DR-A-01101 Rev P04 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P03 (Mezzanine Plan); A283-MCO-XX-01-DR-A-01103 Rev P03 (First (Second to Fourth Similar) Floor Plan); A283-MCO-XX-03-DR-A-01105 Rev P02 (Third Floor Plan); A283-MCO-XX-05-DR-A-01107 Rev P03 (Fifth (Sixth Similar) Floor Plan); A283-MCO-XX-06-DR-A-01108 Rev P02 (Sixth Floor Plan), A283-MCO-XX-08-DR-A-01109 Rev P04 (Seventh Floor Plan), A283-MCO-XX-08-DR-A-01110 Rev P03 (Eighth (Ninth Similar) Floor Plan), A283-MCO-XX-10-DR-A-01112 Rev P03 (Tenth Floor Plan); A283-MCO-XX-11- DR-A-01113 Rev P04 (Eleventh Floor Plan); A283-MCO-XX-12-DR-A-01114 Rev P03 (Plant Level), A283-MCO-XX-R0FDR-A-01115 Rev P03 (Roof Plan), A283-MCO-XX-ZZ-DR-A-01201 Rev P04 (North Elevation); A283-MCO-XX-ZZ-DR-A01204 Rev P04 (West Elevation) A283-MCO-XX-ZZ-DR-A-01202 Rev P03 (East Elevation) ; A283-MCO-XX-ZZ-DR-A01203 Rev P04 (South Elevation) ; A283-MCO-XX-ZZ-DR-A-01301 Rev P02 (Section AA) ; A283-MCO-XX-ZZ-DR-A-01302 Rev P02 (Section BB) ; A283-MCO-XX-ZZ-DR-A-01303 Rev P02 (Section CC) ; A283-MCO-XX-ZZ-DR-A-21001 Rev P02 (Façade Typical Bay Study - Podium);

(c) 0436-SEW-ZZ-00-DR-L-001100 Rev4 (General Landscape Arrangement Drawings); 0436-SEW-ZZ-00-DR-L-001105 Rev3 (General Landscape Arrangement Drawing - Plot M).

(d) Recommendations within the Crime Impact Assessment Version A dated 26-06-23;

(e) Mayfield Cycling Strategy Dated 27 September 2019 by Buro Happold

(f) GTech Surveys Limited, Television and Radio Reception Impact Assessment Baring Street Office 2 dated 17 10 19;

(g) Sections 4.71 to 4.74 Servicing and Waste Management (Park) contained within Deloitte Real Estates Mayfield Manchester: Phase 1 Planning Statement September 2019

(h) Noise Targets (Offices) within Appendix 6.3 (WSP) Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(i) Mitigation Measures in relation to Air Quality as set out in Sections 8.112 to 8.116 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(j) Mitigation Measures in relation to Wind as set out in Sections 12.115 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(k) Recommendations including mitigation measures within Section 5, as set out within the Buro Happold Flood Risk Assessment dated

(l) Additional Mitigation Measures detailed within table 17.1 of of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(m) u and i Lettings Strategy 14-01-20;

(n) Mayfield Community Engagement Vision September 2019;

(o) Mayfield Phase 1 Foul and Surface Drainage Strategy by Buro Happold Revision P03 19 December 2019;

(p) Waste Management Strategy Office 2 Mayfield Manchester October 2019;

(q) Mayfield Baring Street No.2 Design Note Drainage Strategy Supplementary Note by Roc: and

(r) Deloitte Real Estate e-mail Wed, 27 Nov 2019 in relation to the bridge link phasing (Phase G)

(s) Deloitte e-mail re Material Agreement 23-04-25

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC20 and DC26.1.

2) The proposed amendments relate to changes resulting from detailed design development and technical development to capture architectural refinements and functional requirements of the approved scheme including in relation to solar gain management. This change is driven by regulatory changes, feasibility issues relating to approved door size and to improve overall design quality around plant room areas.

32) The commercial units as shown on drawing Dwgs A283-MCO-XX-00-DR-A-01101 Rev P04 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

42) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on plan A283-MCO-XX-00-DR-A-01101 REV P04 shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

44) Before the operation of each ground and mezzanine floor unit, identified on Dwgs A283-MCO-XX-00-DR-A-01101 Rev P04 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) within:

Class E (excluding Class E (d) and (g)(i))
Sui Generis Use (p and q) or
Class F1 Use

commences , details of how each unit will be acoustically insulated and treated to limit the break out of noise s to adjacent noise sensitive uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled

so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing