MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Miss Izzy Sankey
Deloitte
1 New Street Square
London
EC4A 3HQ

Date: 12 November 2025

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: 144294/NMC/2025
Description: Non Material Amendment to planning permission 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025) to amend ground floor layout / subdivision of ground floor commercial units and stallriser details and vary conditions 9 (Public Realm), 34 (Highways Works), 37 (Management Plan) and 38 (Door Opening).
Location: Port Street , Manchester

I refer to your application for a non-material amendment to planning permission reference 132489/FO/2021.

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

Reason 2: The proposed amendments relate to changes resulting from design development and delivery programme which required changes to conditions 2,9, 34, 37 and 38 and as a result of feedback from the marketing the ground floor commercial units to enable unit sizes to be viable for incoming tenants.

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 132489/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132489/FO/2021 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:

(a) Site Location Plans 10376-SHP-Z0-A-B5D8-G100-XP-XX-001 and 10376-SHP-Z0-A-B5D8-G100-XP-XX-002 and Site Wide Reference Plan 10376-SHP-Z0-A-B5D8-G100-PL-XX-001 Rev PO2;

b) 10376-SHP-Z0-A-B5D8-G200-PL-B1-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-00-001 Rev P06, 10376-SHP-Z0-A-B5D8-G200-PL-TY-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-07-001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-08-001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-09-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-10-001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-TY-002 Rev P06, 10376-SHP-Z0-A-B5D8-G200-PL-31-001 RevP05, 10376-SHP-Z0-A-B5D8-G200-PL-TY-003 Rev P07, 10376-SHP-Z0-A-B5D8-G200-PL-RF-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-RF-002 Rev P04, 10376-SHP-Z0-A-B5D8-G200-EL-EE-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-EL-EN-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-EL-ES-001 Rev P07, 10376-SHP-Z0-A-B5D8-G200-EL-EW-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-AA-001 Rev P06, 10376-SHP-Z0-A-B5D8-G200-SE-BB-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-CC-001 Rev P06, 10376-SHP-Z0-A-B5D8-G200-SE-DD-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-EE-001 Rev P05, 10376-SHP-Z0-A-B5D8-G251-DE-XX-001 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-002 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-003 Rev P03, 10376-SHP-Z0-A-B5D8-G251-DE-XX-004 Rev P04, 10376-SHP-Z0-A-B5D8-G251-DE-XX-005 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-006 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-007 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-008 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-009 Rev P05, 10376-SHP-Z0-A-B5D8-G251-DE-XX-010 RevP05; and, 10376-SHP-Z0-A-B5D8-G251-DE-XX-011 Rev P03;

(c) Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12-21 as amended by the Landscape Strategy . 0894-RFM-XX-00-DR-L-0001-S2-P10, stamped as received on 10-03-25 and Z0-REF-G710-PL-GRD-0894-0008 Rev C02, Z0-REF-G710-PL-GRD-0894-0009 Rev C14 and Z0-REF-G710-PL-GRD-0894-0010 C16;

(d) Port Street, Manchester, Waste Management Strategy, by Curtins Ref: 79165-CUR-00-XX-RP-TP-003 Revision: V02, Dated: 12 November 2021 stamped as received on 13-12-21 (on the basis of twice weekly collections subject to condition 3) and Dwg 10376-SHP-Z0-A-G100-SK-B1-002 Rev PO1 (condition 3);

(e) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version B 04/02/2022 stamped as received on 04-02-22;

(f) Accommodation Schedule within Section 6.5 of Design and Access Statement 13-12-2021 by simpsonhaugh stamped as received on 13-12-21 as amended by Deloittes Cover Letter dated 03-05-22 stamped as received on 15-07-22 as amended by Deloitte's letter dated 10-01-23 ;

(g) Section 8 of the Design and Access Statement 13-12-2021 by simpsonhaugh stamped as received on 13-12-21;

(h) Archaeological Desk-Based Assessment Port Street, Ancoats, Manchester Client: Manchester (Port Street) Ltd, Technical Report:
Natalie Poundall Report No: 2021/66 by University of Salford, stamped as received on 13-12-22;

(i) Inclusions of measures and targets set out in Affinity Living, Port Street, Manchester Energy Statement by Futureserv dated November 2021 and AFFINITY LIVING, PORT

STREET, Sustainability Statement by WSP dated Deceomebr 2021 and ES Climate Change Chapter (6) all stamped as received on 13-12-21;

(j) Broadband Connectivity Assessment, Port Street, Sept 2021 by Pager Power stamped as received on 13-12-21;

(k) Fire Statement - FS 001.1, Project: Port Street, Ancoats, Subject: Fire Statement Date: 23 November 2021 stamped as received on 13-12-21 as amended by Deloittes MCC Consulations Responses Table 31-03-22 and e-mail Response to HSE dated 11-05-22;

(l) Port Street, Manchester, Manchester (Port Street), Limited, AIR QUALITYASSESSMENT, REVISION 01 - 12 NOVEMBER 2021 by Hoare Lee stamped as received on 13-12-21;

(m) FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY REPORT 84548-PORT-WSP-RP-FRA-001 by WSP November 2021 stamped as received on 13-12-21;

(n) Television Baseline Survey Report, Port Street, Manchester (Port Street) Ltd, November 2021 by Pager Power, stamped as received on 13-12-21;

(o) MANCHESTER (PORT STREET) LTD, PORT STREET, MANCHESTER CITY CENTRE, EXTENDED PHASE 1 HABITAT SURVEYby Penny Anderson Associates May 2021;

(p) Affinity Living, Port Street, Manchester, Ventilation Statement by Futureserve dated November 2021 stamped as received on 13-12-21;

(q) PORT STREET, MANCHESTER Interpretative Ground Investigation Report by WSP REF. NO. 70084785-WSP-GEO-IGR-001
DATE: NOVEMBER 2021 stamped as received on 13-12-21;

(r) Port Street, Manchester, Transport Statement by Curtins Ref: 79165-CUR-00-XX-RP-TP-001, Revision: V01 Issue Date: 12 November 2021 and Port Street, Manchester, Interim Travel Plan, by Curtins Ref: 79165-CUR-00-XX-RP-TP-002, Revision: V02 Issue Date: 12 November 2021 both stamped as received on 13-12-21 and Port Street, Manchester, Stage 1 Road Safety Audit, Response Report, by Curtins Ref: 079165-CUR-XX-XX-RP-TP-005, Revision: P01 Dated: 26 April 2022, Dwg 79165-CUR-00-XX-DR-TP-75001 P09 Access Arrangements and PORT STREET, MANCHESTER Stage 1 Road Safety Audit April 2022 AJ-PF-22-3708-RSA1 all stamped as received on 04-05-22 and Deloitte's e-mail 09-05-22 in relation to the cycle lane;

(s) Heritage Statement Manchester (Port Street) Ltd November 2021 by Stephen Levrant Heritage Architecture Ltd stamped as received on the 13-12-21 and Addendum April 2022 stamped as received on 14-04-22;

(t) Port Street Manchester Environmental Noise Study December 2021 Report Reference: PR0665-REP01A-MPF by Fisher Acoustics , stamped as received on 13-12-21;

(u) ES Volume 1 Main Text:

Chapter 1 Introduction
Chapter 2 Environmental Impact Assessment Methodology
Chapter 3 Alternatives and Design Evolution
Chapter 4 Site, Surroundings and Description of Proposals
Chapter 5 Construction Management and Phasing

Chapter 6 Climate Change
Chapter 7 Daylight, Sunlight and Overshadowing
Chapter 8 Heritage
Chapter 9 Human Health
Chapter 10 Noise and Vibration
Chapter 11 Socio Economic Impact
Chapter 12 Townscape and Visual Impact
Chapter 13 Wind Microclimate
Chapter 14. Summary of Residual Impacts
Chapter 15. Type 1 Cumulative Impacts

(v) ES Volume 2 List of Appendices
Chapter 2: Environmental Impact Assessment Methodology
Appendix 2.1 - ES Scoping Report
Appenidx 2.2 - Committed Developments
Appendix 2.3 - ES Scoping Opinion

Chapter 7: Daylight, Sunlight and Overshadowing
Appendix 7.1 - Drawings of the Baseline and Proposed Scenario;
Appendix 7.2 - Daylight and Sunlight Results for Baseline v Proposed;
Appendix 7.3 - Drawings of the Piccadilly Basin Strategic Regeneration Framework massing; and
Appendix 7.4 - Daylight and Sunlight results for the Piccadilly Basin Strategic Regeneration Framework massing.

Chapter 8: Heritage
Appendix 8.1 - Heritage Statement

Chapter 10: Noise
Appendix 10.1 - Acoustic Report

Chapter 11: Socio-Economic
Appendix 11.1 - Socio-economic baseline assessment
Appendix 11.2 - Socio-economic Recpetor Plan

Chapter 12: Townscape and Visual Impact
Appendix 12.1 - Figures
Appendix 12.2 - TVA Assessment Methodology
Appendix 12.3 - Methodology for producting views and photomontages
Appendix 12.4 - Committed Developments
Appendix 12.5 - Accurate Visual Representations

Chapter 13: Wind Microclimate
Appendix 13.1 - Wind Microclimate Detailed Methodology

(w) ES Volume 3 -Non Technical Summary

all stamped as received on 13-12-21;

(x) ES Addendum

Addendum report, Town and Visual Impact Assessment, prepared by Reform

Addendum report, Heritage, prepared by Stephen Levrant Heritage Architecture

ES Figures

all stamped as received on 14 04 22; and

(y) Points on EV Charging provision set out in Deloittes Response to Consultion comments Document May 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, 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 polices DC19.1, DC20 and DC26.1.

9) The development shall be delivered and operated on an ongoing basis in accordance with the following:

Part A - Landscape Maintenance Plan Drawing Ref. Z0-REF-G710-SP-GRD-0894- 0003 stamped as received on 10-03-25; and Public & Non-Public Areas Plan stamped as received on 10-03-25; and Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents, management of access, contractor arrangements and hours of use of the 7th floor terrace (including measures to restrict out of hours use stamped as received on 10-03- 25;

Part B - Dwgs Landscape General Arrangement Drawing Ref. Z0-REF-G710-PL-GRD0894- 0005; Public Highway Interface Details Drawing Ref. Z0-REF-G710-DE-GRD0894-8019; and Inclusive Access Statement Ref. RF21-894-R03-P01 all stamped as received on 10-03-25; and Jan 2025 / RF21-894 / Z0REF-G710-SP-GRD-0894-0002 Port Street, Manchester NBS Landscape Specification Stage 5. Rev C02 by Reform stamped as received on 10- 03-25. Dwgs Z0-REF-G710-PLGRD-0894-0015 C03 PLANTING SCHEDULES AND DETAILS stamped as received on 1003-25, Z0-REF-G710-PL-GRD-0894-0012 C03 PLANTING PLAN 1 OF 3, Z0-REF-G710-PLGRD-0894-0013 C03 PLANTING PLAN 2 OF 3 and Z0-REF-G710-PL-GRD-0894-0014 C03 PLANTING PLAN 3 OF 3 all stamped as received on 10-03-25; and Jan 2025 / RF21-894 / Z0-REF-G710-SP-GRD-0894-0002 Port Street, Manchester NBS Landscape Specification Stage 5. Rev C02 by Reform stamped as received on 10- 03-25 and Detailed Hardworks 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0008 Rev C02; Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009 Rev C14; Detailed Hardworks 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0010 Rev C16 stamped as received on 11-11-25;

Part C - Measures set out within Ecology Report (Dated 06/02/25), Prepared by Penny Anderson Associates Ltd stamped as received on 10-03-25

Part D - Planting Plan 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0012; Planting Plan 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0013; Planting Plan 3 of 3 Drawing Ref. Z0REF-G710-PL-GRD-0894-0014; Planting Schedules and Details Drawing Ref. Z0-REFG710-PL-GRD-0894- 0015; and Port Street, Manchester Landscape Maintenance Specification Rev C01 by Reform all stamped as received on 10-03-25;

Part E - Proposed Drainage Layout Ground Floor Level Z0-WSP-G580-PL-XX-001 C04, External Works Layout Z0-WSP-G700-PL-XX-001 P01 and External Works Build Ups Z0WSP-G700-SE-XX-001 P03;

Part F - Landscape General Arrangement Drawing Ref. Z0-REF-G710-PL-GRD0894-0005; NBS Landscape Specification Ref. Z0REF-G710-SP-GRD-0894-0002; Public Highway Interface Details Drawing Ref. Z0-REFG710-DE-GRD0894-8019; and Letter from the Applicant confirming that gated access has been removed and detailing the hours

which areas are open to non-residents, management of access, contractor arrangements and hours of use of the 7th floor terrace (including measures to restrict out of hours use stamped as received on 10-03- 25 all stamped as received on 10-03-25 and Detailed Hardworks 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0008 Rev C02; Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009 Rev C14; Detailed Hardworks 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0010 Rev C16 stamped as received on 11-11-25;

Part G - External Furniture and Play Features Ref. Z0-REF-G710-SP-GRD-0894-0004 stamped as received on 10-03-25;

Part H - Ecology Report (Dated 06/02/25), Prepared by Penny Anderson Associates Ltd stamped as received on 10-03-25;

Part I - Port Street, Manchester External Furniture and Play Features Document Sept 2024 Z0- REF-G710-SP-GRD-0894-0004 Rev C02
stamped as received on 10-03-25; and Dwg Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009 Rev C14 stamped as received on 11-11-25;

Part J - Port Street, Manchester Landscape Maintenance Specification Rev C01 by Reform stamped as received on 10-03-25 Public & Non-Public Areas Plan stamped as received on 10-03-25; and Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents, management of access, contractor arrangements and hours of use of the 7th floor terrace (including measures to restrict out of hours use) stamped as received on 10-03- 25;

Part K - Inclusive Access Statement Ref. RF21-894-R03-P01 stamped as received on 1003-25 The approved details shall be fully implemented within 6 months of occupation

All discharged via Condition Discharge Application References CDN/25/0225 and CDN/25/0695 and as amended in Part's B, F and I above.

The approved details shall be fully implemented within 6 months of occupation.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

34) Works to adjacent highways associated with the S278 shall be implemented in accordance with the following;

Proposed TROs 210623T-MCC-OPS-1200-00,, Public Highway Interface Details Z0-REF-G710-DE-GRD-0894-8019, Detailed Hardworks Plan 1 of 3 Z0-REF-G710-PL-GRD-0894-0008, Detailed Hardworks Plan 2 of 3 Z0-REF-G710-PL-GRD-0894-0009, Detailed Hardworks Plan 3 of 3 Z0-REF-G710-PL-GRD-0894-0010 S278,Vehicle Tracking Z0-WSP-G200-PL-XX-0103 P03,S278 Redline Boundary Plan Z0-WSP-G200-PL-XX-0104 P02 S278, General Arrangement Z0-WSP-G200-PL-XX-278 P08 S278,Highway Construction Details Z0-WSP-G700-DE-XX-0701 P03 S278, Site Clearance Z0-WSP-G700-PL-XX-0200 P02 S278,Proposed Pavement Layout Z0-WSP-G700-PL-XX-0700 P04 S278 and Proposed Kerbing Layout Z0-WSP-G700-PL-XX-1100 P03

discharged under CDN/25/0540

the above works shall be implemented within 6 months of first occupation

37) In the event that any of the commercial units, as indicated on drawing 10376-SHP-Z0-A-B5D8-G200-PL-00-001 Rev P06 are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

38) No doors (other than those designated as fire exits and ground floor bin store shown on plan 10376-SHP-Z0-A-B5D8-G200-PL-00-001 Rev P06) shall open outwards onto adjacent public highway.

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

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

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing