

25 March 2022

Delivered by email

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Angela

**APPLICATION UNDER SECTION 96A OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 127317/FO/2020 – THE
CASTINGS, HEYROD STREET, MANCHESTER, M1 2WW**

Further to your recent discussions with my colleague Amy Gaskell, I am pleased to enclose an application for the approval of a non-material amendment (Section 96A) to the above planning permission submitted on behalf of Midgard limited (“the applicant”).

The application has been submitted via Planning Portal (ref. PP-11144984) and comprises electronic copies of the following documents:

Drawing Title	Drawing Number	Author	Drawing to be Superseded
This Covering Letter	-	Turley	-
Application Forms and Certificates	-	-	-
Location Plan	001	CallisonRTKL	-
The Castings Glazing Document	-	Axis Architects	-
Ground Floor Plan – Non Material Amendments	CAS AXIS BU1 L00 DR A 00-2100 Rev P01	Axis Architects	190002 - CRL- ZZ- 00- DR-A- 12-001
First Floor Plan – Non Material Amendments	CAS AXIS BU1 L01 DR A 00-2101 Rev P00	Axis Architects	190002 - CRL- ZZ- 01- DR-A- 12-003
Twenty-first Floor Plan – Non Material Amendments	CAS-AXIS-BU1-L21-DR-A-00-2102 Rev P00	Axis Architects	012 – 008 <i>(in relation to Level 21 only)</i>

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

West Elevation	CAS-AXIS-BU1-XX-DR-A-00- 2501 Rev P02	Axis Architects	190002 - CRL- ZZ- ZZ- DR- A- 20-002
East Elevation	CAS-AXIS-BU1-XX-DR-A-00- 2502 Rev P02	Axis Architects	190002 - CRL- ZZ- ZZ- DR- A- 20-003
South Elevation	CAS-AXIS-BU1-XX-DR-A-00- 2503 Rev P02	Axis Architects	190002 - CRL- ZZ- ZZ- DR- A- 20-005
North Elevation	CAS-AXIS-BU1-XX-DR-A-00- 2504 Rev P02	Axis Architects	190002 - CRL- ZZ- ZZ- DR- A- 20-006

All other plans remain as approved.

The submission pack all includes a number of plans submitted for your information and do not require approval as part of this application. These plans are submitted to clearly demarcate the changes proposed by this application. Each change is highlighted with a pink 'bubble' and explained with pink text.

The requisite application fee of £234.00 has been paid online via Planning Portal.

Background

As Manchester City Council is aware, planning permission was granted for the redevelopment of the land at Heyrod Street, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (LPA ref. 127317/FO/2020). The full wording of the approved development is as follows:

"Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m2) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings."

This permission relates to the redevelopment of land at Heyrod Street, which comprises Plot D of the Portugal Street East ("PSE") Strategic Regeneration Framework ("SRF") area located within Manchester City Centre. The development aims offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space.

Furthermore, the application has secured the discharge of a number of conditions attached to the consented scheme (LPA ref. 127317/FO/2020). Please see below for a summary of discharged conditions:

Condition	Application Number	Date of Decision Notice
3a	CDN/21/0379	15 th October 2021
3b	CDN/21/0379	15 th October 2021
4	CDN/21/0242	19 th August 2021
5	CDN/21/0522	16 th September 2021

6	CDN/21/0522	16 th September 2021
8a	CDN/21/0242	19 th August 2021
	CDN/21/0558	13 th October 2021
	CDN/21/0864	16 th December 2021
9	CDN/21/0242	19 th August 2021
10	CDN/21/0379	15 th October 2021
11	CDN/21/0242	19 th August 2021
11e	CDN/21/0708	21 st December 2021
12	CDN/21/0708	21 st December 2021
16	CDN/21/0867	Awaiting Decision
16a	CDN/21/0379	15 th October 2021
17	CDN/21/0379	15 th October 2021
21	CDN/21/0558	13 th October 2021
22a	CDN/21/0242	19 th August 2021
38a	CDN/21/0379	15 th October 2021

Proposed Changes

Since the approval of the planning application, there have been a number of further detailed design considerations which require an update to the scheme. The proposed updates are described below:

Ground Floor

- The re-configuration of the ground floor including the substation, retail unit along Heyrod Street, the and the reception area.
- On Longacre Street, two louvered doors are added due to the relocation of the substation.
- A retail door on Longacre Street has been replaced with a solid glazed panel. Access to the retail unit will still be possible along Longacre Street.
- Secondary entrance from Longacre Street to introduce access ramp.
- Glazed Bin Store door on Heyrod Street has been replaced with a solid louvred door.
- Car park entrance door on Heyrod Street has now been replaced with a SR2 rated roller shutter.
- The plant doors on the South Elevation have been replaced with louvers.
- Access to plant rooms is now from within the car park.
- Additional door to car park (to provide mean of escape as requested by the Fire Engineer - DFC)

Terrace on Longacre Street (Level 1)

- Glazed edge protection has been swapped for a non-combustible compliant material. The laminated glass is not compliant with Part B4 external spread of flame and Regulation 7(3)

exempt materials, and therefore requires changing. The new material is proposed as a metal railing to reflect the similar edge protection to the Juliet balconies in the apartments on the above floors.

Roof Levels

- Regarding the parapets, the proportion of pier to banding width has changed. The overall height is not amended.
- Roof edge protection handrails – shown extended to edge of roof at level 07, 14 and 25, and added to the amenity roof to a limited area of the roof at L22, all to provide safe access in line with CDM Health and Safety requirements.
- Full height glazing to level 21 has been replaced with curtain walling.

Windows/ Glazing

- Revisions to the L21 and L01 glazing infills which have been subdivided into smaller units.
- Sub-division of large single opening casement windows into 2no opening lights instead of 1no opening light on the Heyrod Street elevation.

Consideration of the Application

In accordance with the Planning Practice Guidance, there is no statutory definition of ‘non-material’¹. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

The proposal is deemed ‘non material’ because the changes do not alter the overall principle of the use of the site – it will still remain as a residential tower with ground floor flexible commercial space and public realm.

Conclusion

We trust that this submission satisfies the Council’s application validation requirements and will allow for the determination of the application. We look forward to receiving formal written notification to this effect in due course, however, should you have any queries or require any further information, please contact myself or my colleague Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely



Will Hannah
Assistant Planner

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