

**Planning**

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Date: 22 October 2021

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:** 131717/NMC/2021

**Description:** Non-Material Amendment to Condition 2 (Approved Drawings) of Planning Permission 125466/FO/2019

**Location:** Institute Of Sports - Former Manchester Metropolitan University Students Union Building, 99 Oxford Road, Manchester, M1 7EL

I refer to your application for a non-material amendment to planning permission reference .

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 amenity within the area or will they have any significant material impact upon the overall quality of the development

The proposed amendments consist of:

- Alterations to escape door from the stair core changed from glazed curtainwall door to a solid steel door (colour coated to match adjacent steel door) and vertical curtainwall strip stopped at L1 to create clean break between curtain wall and steel door (due to fire strategy)
- External signage and logo amended in line with client branding.
- Alterations to west elevation façade to follow step in the existing structure
- Steel access hoop ladders added at GF level and plant room roof at L1 level, L5 level to provide access to water tank for maintenance purposes.

The amendments to the existing approved application is considered minor and thus appropriate within the context of the wider scheme, having no notable or material impact on the development approved.

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

LOCATION PLAN 1016B-BDP-XX-00-DR-A-000001 REV P5  
EXISTING SITE CONSTRAINTS PLAN 1016B-BDP-XX-00-DR-A-000101 REV P4  
PROPOSED SITE GROUND PLAN 1016B-BDP-XX-XX-DR-A-200101 REV P9  
Landscape Masterplan 00(9-)L101 REV P2  
Landscape General Arrangement 00(9-)L201 REV P1  
DEMOLITION PLAN - GROUND FLOOR 1016B-BDP-XX-0G-DR-A-100201 REV P6  
DEMOLITION PLAN 1ST FLOOR 1016B-BDP-XX-01-DR-A-100201 REV P6  
DEMOLITION PLAN - 2ND FLOOR 1016B-BDP-XX-02-DR-A-100201 REV P6  
DEMOLITION PLAN - 3RD FLOOR 1016B-BDP-XX-03-DR-A-100201 REV P6  
DEMOLITION PLAN - ROOF 1016B-BDP-XX-04-DR-A-100201 REV P6  
GA PLAN - BASEMENT 1016B-BDP-XX-0B-DR-A-200200 REV P15  
GA PLAN - ROOF PLAN 1016B-BDP-XX-04-DR-A-200205 REV P15  
DEMOLITION PLAN - ROOF UPPER 1016B-BDP-XX-05-DR-A-100201 REV P5  
GA PLAN - UPPER ROOF PLAN 1016B-BDP-XX-05-DR-A-200206 REV P11  
DEMOLITION PLAN - BASEMENT 1016B-BDP-XX-0B-DR-A-100201 REV P6  
DEMOLITION ELEVATION - SOUTH & WEST 1016B-BDP-XX-XX-DR-A-101101 REV P5  
DEMOLITION ELEVATION - NORTH & EAST 1016B-BDP-XX-XX-DR-A-101102 REV P5  
GA SECTION - LONG SECTIONS 1016B-BDP-XX-XX-DR-A-202101 REV P10  
GA SECTION - SHORT SECTIONS 1016B-BDP-XX-XX-DR-A-202102 REV P10  
FACDE STUDY - ENTRANCE 1016B-BDP-XX-XX-DR-A-212150 REV P3  
FACDE STUDY - PARAPET 1016B-BDP-XX-XX-DR-A-212151 REV P3  
FACDE STUDY - MANCUNIAN WAY 1016B-BDP-XX-XX-DR-A-212152 REV P3  
CONSTRUCTION MANAGEMENT PLAN BY ERIC WRIGHT REV 2  
COVERING LETTER BY DELOITTE REAL ESTATE  
CRIME IMPACT STATEMENT REF 2019/0904/CIS/02  
HOARE LEA ENERGY STRATEGY REV 03  
HOARE LEA ENVIRONMENTAL STANDARDS STATEMENT REV 04  
LOCAL LABOUR AGREEMENT  
HOARE LEA VENTILATION STRATEGY  
BDP ENVIRONMENTAL NOISE ASSESSMENT REPORT REF 1061B-BDP-XX-XX-RP-U-000001  
Tree Constrains Plan / AMS BY ENVIROTECH  
ENVIROTECH BAT SURVEY  
PROPOSED DRAINAGE PLAN BY CURTINS 071857-CUR-00-XX-DR-C-92500 REV P06  
DETAILED DRAINAGE STRATEGY Curtins Ref: 071857-CUR-00-XX-RP-C-92001  
WASTE PROFORMA  
TRANSPORT STATEMENT Curtins Ref: 74348-CUR-00-XX-RP-TP-002 Revision: V01  
ADDENDUM TO TRAVEL PLAN Curtins Ref: 74348-CUR-00-XX-RP-TP-001 Revision: V03  
stamped as received by Manchester City Council as Local Planning Authority 15th November 2019

Design and Access Statement 1016B-BDP-XX-XX-RP-A-000007 Revision P04  
Planning Statement by Deloitte  
received by email 3rd December 2019

Swept Path Analysis DR TP 05001 P01  
received via email 11th December 2019

Email from Monique Hindle to Laura Feekins confirming staff numbers on site  
received via email 15th January 2020

RAINSSCREEN DETAILS - SHEET 1 1016B-BDP-XX-XX-DR-A-213001 SHEET 1 REV P4  
CURTAIN WALLING - DETAILS SHEET 03 1016B-BDP-XX-XX-DR-A-311103  
FACADE MANUFACTURER DETAILS DRAWING PACK (6 DWGS)  
PLANNING COMMENTS RESPONSE 1016B-BDP-XX-XX-PP-A-000027-P2  
Email from Laura Feekins confirming cladding would meet regulations  
received via email 22nd January 2020

GA PLAN - FIRST FLOOR 1016B-BDP-XX-01-DR-A-200202-P28  
GA PLAN - SECOND FLOOR 1016B-BDP-XX-01-DR-A-200203-P25  
GA PLAN - THIRD FLOOR 1016B-BDP-XX-01-DR-A-200204-P27  
MMU IoT Locations Plan  
received via email 4th February 2020

GA Plan - Proposed Roof Upper 1016B-BDP-XX-05-DR-A-200206 P12  
Rainscreen External Soffit 1016B-BDP-XX-0G-DR-A-211002 P1  
Email from Laura Feekins at 16:29 on 6th Feb 2020 confirming facade details  
Email from Laura Feekins at 19:43 on 6th Feb 2020 confirming coner feature to glazing  
received via email 6th Feb 2020

GA Ground Floor Plan (Drawing Reference B891IOS-CTA-XX-00-DR-A-20100)  
South & West Elevations (Drawing Reference B891IOS-CTA-XX-XX-DR-A-21100)  
North & East Elevations (Drawing Reference B891IOS-CTA-XX-XX-DR-A-21101)  
received via Non-Material Change application on 21 September 2021

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to CC9 (Design and Heritage), EN3 (Heritage) of the Manchester Core Strategy and saved policies 17 (Telecommunications), 18.1 (Conservation Areas) and 19.1 (Listed Buildings).

Should you wish to discuss the matter further, please contact James Hughes using the details above.

Yours faithfully,



Julie Roscoe  
Director of Planning, Building Control & Licensing