

Deloitte. Real Estate

08 February 2021

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Connor

Dear Jen,

Archway Halls - Birley, Plot E, Stretford Road, Manchester
Application for Variation of Conditions 2 (Approved Drawings and Documents) and 11 (landscaping)
attached to Planning Permission Ref 123767/JO/2019

Please find enclosed an application for minor material amendments to Planning Permission Ref. 123767/JO/2019 (approved 14 August 2019) under Section 73 of the Town and Country Planning Act 1990, relating to the construction of a part 6, part 11 and part 19 storey building comprising 491 student bedspaces, within the Birley Fields masterplan in Hulme, Manchester.

The applicant is Manchester Metropolitan University (the 'Applicant').

The amendments include minor changes to the appearance of the external elevations of the building, the introduction of a back-up generator within the courtyard, the relocation of the condenser units within the courtyard and consequent amendments to landscaping. It is proposed to substitute a number of approved drawings and documents listed in Condition 2, and landscaping plans listed in Condition 11 attached to the Decision Notice to reflect these amendments.

A further application for a minor material amendment to Planning Permission Ref. 123767/JO/2019, under Section 73 of the Town and Country Planning Act 1990, is submitted concurrently to this application to vary the permitted hours of construction under Condition 17 (Construction Management Plan).

Planning Background

The Site comprises Birley Plot E, located within Manchester Metropolitan University's Birley Fields Campus, and is now known as Archway Halls.

Planning Permission was granted for the development of a new purpose built student accommodation scheme on the Site in October 2018, under Ref. 120896/FO/2018.

The description of development as stated on the Decision Notice is as follows:

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“Construction of a part 6, part 11 and part 16 storey building comprising 491 student bedspaces (sui generis), amenity space, cycle parking, landscaping, and associated highways work.”

Following grant of Planning Permission, the pre-commencement of development conditions were discharged and the development was lawfully implemented in May 2019.

The design team subsequently identified a number of minor amendments required to ensure the successful delivery of the scheme, and an application under Section 73 of the Town and Country Planning Act 1990 was submitted in June 2019 to secure approval for these changes via the substitution of plans and documents.

Planning Permission Ref. 123767/JO/2019 was granted in August 2019, and provided for the following key amendments to the scheme:

- Re-location of Building A by 3.15m eastwards to accommodate a 5m easement required by United Utilities in respect of an operational water main.
- Consequent changes to the layout of Building A, including a reduced courtyard and increased external landscape, and reduction in size of study rooms at ground floor.
- Elevation changes to support the effective future maintenance of the buildings, including removal of a projecting fin, removal of an extended parapet at roof level, additional masonry panels and amendments to window and door sizes.

Construction of the scheme continues on site and is scheduled to complete in September 2021, with the first students due to take occupation in the same month.

This application relates to some further minor amendments to the scheme, as described below.

Proposed Amendments and Minor Material Nature

The proposed amendments are summarised below and more fully described in the Planning Amendments Pack prepared by JM Architects, which accompanies this submission.

It is considered that the amendments are minor material in nature compared to the overall approved scheme and will not result in any additional impacts over and above the conclusions as presented in the approved planning documents.

Back-up Generator

A back-up generator is proposed to be located to the south west corner of the central courtyard to the east elevation of Building A and north elevation of building E.

The generator is proposed to safeguard the building against potential power outages through providing back-up energy generation on-site. The proposed generator will only be operated in an emergency if there is a power cut / shortage to the building.

Routine and scheduled maintenance checks will also be carried out on the proposed generator once a month, which will comprise operating the generator for 20 minutes only. In addition, annual servicing and ‘load bank’ testing is understood to be scheduled, which will require the generator to run for approximately 1 hour. Maintenance of the proposed generator will be undertaken during daytime hours.

The proposed back-up generator will be housed within an acoustic canopy comprising of galvanised steel, providing a level of acoustic attenuation. This attenuation shall reduce the external noise to a level which complies with the stage 2 levels of the European Community Directive 2000/14/EC.

The proposed generator will not be visible to the general public outside of Archway Halls and a well-designed perforated aluminium mesh panel fence with matching gates is proposed around the generator to provide visual screening from within the courtyard, whilst enabling access for management and maintenance.

The location of the generator has been chosen as this is the most discreet yet accessible area of the development. Other locations were considered, including to the northern elevation of Block B. This location was discounted on the basis that it would: a) impede delivery access and therefore had the potential to cause vehicles to obstruct Stonelow Close; b) would be a highly visible location to members of the public; and c) would create a potential hiding location behind the vehicle gate.

The chosen location within the courtyard allows installation of secondary (life safety) power supply to each of the blocks; it is also a suitable location for the following reasons:

- It is located away from regular pedestrian routes through the courtyard;
- There are no windows above this location;
- The area comprised hard landscaping on the approved drawings, therefore there is no loss of planting from this location;
- The visual impact is limited considering it is located in the corner of the internal courtyard and is not visible externally from the development; and,
- This corner of the courtyard provides sufficient space to allow maintenance access and clearance, as required by Construction Design Management Regulations.

Relocation of Condenser Units

The condenser units previously proposed to the south west corner of the courtyard are now proposed to be relocated to the south east corner as a result of the introduction of the back-up generator.

The proposed condenser units will not be visible to the general public outside of Archway Halls and a well-designed perforated aluminium mesh panel fence with a matching gate is proposed to provide visual screening from within the courtyard.

A small area of shrub planting is required to be replaced as a result of the relocation of the condenser units. To compensate for this, additional landscaping has been added along Bonsall Street.

Elevational Amendments

Following further design development, some additional minor amendments to the elevations have been identified as being required. The following amendments are proposed:

- Amendments to the colour of the PPC aluminium metal panels to comprise RAL 7016 on the following elevations and buildings as detailed in the Amendments Design Pack prepared by JM Architects:
 - Birchall Way Elevation (Building A);

- Stonelow Close Elevation (Building B);
 - Stretford Rd Elevation (Building C);
 - Courtyard North Elevation (Building C); and
 - Courtyard West Elevation (Building C).
- Substation door amended to meet UK Power Network requirements on the Stonelow Close Elevation of Building B;
 - On the Courtyard South Elevation, the louvres on the top four floors have been moved to above the glazing.

Landscaping and Highways

Following further design development some additional minor amendments to the landscaping and highways have been identified as being required. The following amendments are proposed:

- Amendments to landscaped area south of Building E, along Bonsall Street, comprising adjustments to the loading bay and the introduction of two car parking bays for disabled users, which is required to meet obligations set out in Condition 13 Highways' Works. The indicative layout of the disabled bays and loading bay is detailed on the revised Landscape General Arrangements BIR-DEP-00-00-DR-L-0001 T10. The final design will be agreed with MCC Highways through a Section 278 Agreement;
- Removal of part of the shrub planting within the courtyard to enable the relocation of the condenser units. To compensate, additional shrub planting is proposed to the paved area to the north of Building A;
- Pedestrian / cycle gate moved away from ramp to improve access;
- Emergency exit gate arrangement amended; and,
- Bollards amended for plantroom access.

Superseded Drawings

The table at Appendix A summarises the approved and revised drawings submitted as part of this application, which supersede the approved drawings under Planning Permission Ref. 123767/JO/2019. We request that Conditions 2 and 11 and 13 of the new Decision Notice is revised to reflect these changes.

Amendments to the Decision Notice

Applications have been submitted to discharge a number of conditions attached to Planning Permission Ref. 123767/JO/2019. As such, in addition to the amendments to Condition 2 detailed above, we request that the conditions as listed in Appendix B are amended on the new Decision Notice to reflect the agreed details as per the Decision Notice for CDN/20/0769 issued on 26 January 2021.

Subject to approval, the Decision Notice should also reference the information submitted under the minor material amendment application to vary the permitted hours of construction under Condition 17 (Construction Management Plan), which was submitted to MCC concurrently to this application,

Planning Policy

The proposals continue to be in accordance with, and positively contribute to, the aims of planning policy at national and local levels, including the National Planning Policy Framework (NPPF) (2019) and the adopted Manchester Core Strategy (2012).

A presumption in favour of sustainable development continues to be at the heart of the NPPF; and represents the golden thread running through plan-making and decision taking (para. 11).

The proposals for Birley Plot E continue to be fully in accordance with the NPPF and will contribute to the policies outlined below, through the delivery of high quality, well designed purpose built student accommodation.

Section 6 (paragraphs 80 to 84) of the NPPF is titled 'Building a strong, competitive economy'. It emphasises the Government's commitment to support economic growth. The delivery of purpose built student accommodation on the site will be central to meeting the increase of students over the next five years as identified within Manchester Metropolitan University's Estate Strategy. A substantial contribution will be made from apprenticeships, post graduates and from international students who represent an important aspect for Manchester's economy that must be both maintained and enhanced. In this respect, the proposed scheme will help support the city's economy by attracting and retaining highly skilled and talented students by providing high quality affordable purpose-built student accommodation.

Delivering new purpose built student accommodation at this site will both increase the choice of affordable housing offer for students and create an environment that creates a positive experience for students which is central to maintaining the profile and reputation of Manchester Metropolitan University.

Section 12 (paragraphs 124 to 132) of the NPPF is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. The massing and external appearance of the building has remained the same as the consented scheme and continues to provide a well-designed development, which respects residential amenity and neighbouring uses.

Further, the amendments to the building envelope, landscaping, the introduction of the proposed generator to the courtyard and the relocation of the condenser units have been thoroughly evaluated to ensure the design intent is maintained. The façade and landscaping design continues to ensure that the development achieves a high quality architectural design.

Application Submission

As agreed, the application has been submitted online via the Planning Portal (with reference PP-09316603) and comprises this covering letter and the following documentation:

- Completed Application Form;

- Planning Amendments Pack (prepared by JM Architects), comprising existing approved plans / elevations and proposed plans / elevations annotated to explain the minor amendments;
- Proposed site plans and elevations (Appendix A provides a list of the plans to be replaced); and
- Application Fee of £234 (paid via the Planning Portal).

We trust that you have all the information you need to validate the application. Should you have any queries or require any further information, then please do not hesitate to contact my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 4558084).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', is shown above a thin horizontal line.

John Cooper
Deloitte LLP

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Appendix A – Approved and Proposed Drawings

Planning Permission Condition	Approved Plans	Latest information / Plans
Condition 2	1180B-JMA-00-00-DR-A-900005-S4-P03_Site Location Plan	1180B-JMA-00-00-DR-A-900005-S4-P03_Site Location Plan
	1180B-JMA-00-00-DR-A-900006-S4-P03_Existing Site Plan	1180B-JMA-00-00-DR-A-900006-S4-P03_Existing Site Plan
	1180B-JMA-00-00-DR-A-900007-S4-P02_Proposed Site Plan	1180B-JMA-00-00-DR-A-900007-S4-P03_Proposed Site Plan
	1180B-JMA-00-00-DR-A-000002-S4-P02_Ground Floor Plan	No change from Decision Notice Ref:123767/JO/2019
	1180B-JMA-00-01-DR-A-000002-S4-P02_First Floor Plan	No change from Decision Notice Ref:123767/JO/2019
	1180B-JMA-00-02-DR-A-000002-S4-P02_2nd - 5th Floor Plan	No change from Decision Notice Ref:123767/JO/2019
	1180B-JMA-00-06-DR-A-000002-S4-P02_6th - 10th Floor Plan	No change from Decision Notice Ref:123767/JO/2019
	1180B-JMA-00-11-DR-A-000002-S4-P02_11th - 15th Floor Plan	No change from Decision Notice Ref:123767/JO/2019
	1180B-JMA-00-16-DR-A-000002-S4-P01_Roof Plan (Building A)	No change from Decision Notice Ref:123767/JO/2019
	1180B-JMA-00-ZZ-DR-A-002011-S4-P03_Elevation - Stretford Road	1180B-JMA-00-ZZ-DR-A-002011-S4-P04_Elevation - Stretford Road
	1180B-JMA-00-ZZ-DR-A-002012-S4-P02_Elevation - Stonelow Close	1180B-JMA-00-ZZ-DR-A-002012-S4-P03_Elevation - Stonelow Close
	1180B-JMA-00-ZZ-DR-A-002013-S4-P03_Elevation - Bonsall Street	No change from Decision Notice Ref:123767/JO/2019
	1180B-JMA-00-ZZ-DR-A-002014-S4-P02_Elevation - Birchall Way	1180B-JMA-00-ZZ-DR-A-002014-S4-P03_Elevation - Birchall Way
	1180B-JMA-00-ZZ-DR-A-002016-S4-P02_Elevation (Courtyard East)	1180B-JMA-00-ZZ-DR-A-002016-S4-P03_Elevation (Courtyard East)
	1180B-JMA-00-ZZ-DR-A-002018-S4-P02_Elevation (Courtyard West)	1180B-JMA-00-ZZ-DR-A-002018-S4-P03_Elevation (Courtyard West)
	1180B-JMA-00-ZZ-DR-A-002015-S4-P03_Elevation (Courtyard North)	1180B-JMA-00-ZZ-DR-A-002015-S4-P04_Elevation (Courtyard North)
	1180B-JMA-00-ZZ-DR-A-002017-S4-P03_Elevation (Courtyard South)	1180B-JMA-00-ZZ-DR-A-002017-S4-P04_Elevation (Courtyard South)
	1180B-JMA-03-ZZ-DR-A-212001-S4-P01_Stretford Road Bay Study	No change from Decision Notice Ref:123767/JO/2019
	1180B-JMA-01-ZZ-DR-A-212001-S4-P01_Birchall Way Bay Study	No change from Decision Notice Ref:123767/JO/2019
	BIR-DEP-00-00-DR-L-0001-T3_Landscape General Arrangements	BIR-DEP-00-00-DR-L-0001-T10_Landscape General Arrangements
Condition 3	N/A	Materials Sample Pack prepared by JM Architects
Condition 6	N/A	BF-CUR-XX-0G-DR-C-90001-C10_Overall Proposed Drainage Layout
	N/A	BF-CUR-XX-0G-DR-C-90002-C12_Proposed Drainage Layout sheet 1
	N/A	BF-CUR-XX-0G-DR-C-90003-C08 Proposed drainage layout sheet 2
	N/A	BF-CUR-XX-ZZ-DR-C-90010_Drainage Details sheet 1_C02

	N/A	BF-CUR-XX-ZZ-DR-C-90011_Drainage Details sheet 2_C02
	N/A	BF-CUR-XX-ZZ-DR-C-90012_Drainage Details sheet 3_C02
	N/A	BF-CUR-XX-ZZ-DR-C-90013_Drainage Details sheet 4_C02
	N/A	BF-CUR-XX-ZZ-DR-C-90014_Drainage Details sheet 5_C02
	N/A	BF-CUR-XX-ZZ-DR-C-90020_Manhole Schedule_C02
	N/A	Drainage Layout Plan
	N/A	surface water calculation stage 5 08.01.20
Condition 7	N/A	As built Surface Water Construction Drawing, Including Attenuation Tank
	N/A	Install Record DOC160120-16012020125521
		FLOTATION CHECK - R0 - PLUVIAL CUBE TANK
		LOAD BEARING - R0 - PLUVIAL CUBE TANK
		Maintenance & Access Document
		PCST - 2 - DD - 15395 - R0 - PLUVIAL CUBE TANK
		PCST - 2 - DD - 15395 - R1 - PLUVIAL CUBE TANK
		Pluvial Cube Brochure
		Pluvial Cube Spec – Combined
		Pluvial Cube Spec - Heavy Duty
		SUDS 15 Jan Photograph 1
		SUDS 16 Jan Photograph 2
		SUDS 16 Jan Photograph 3
		SUDS 17 Jan Photograph 4
		Photograph 16 Jan IMG_0314
		Photograph 16 Jan IMG_0315
		Photograph 16 Jan IMG_0316
		Photograph 16 Jan IMG_0317
		Photograph IMG_0221
		Photograph IMG_0267
		Photograph 16 Jan IMG_0313
Condition 11	(333)1509-GWP-XX-00-DR-A-(PA)-0024 External Works Plan - Soft Landscaping	BIR-DEP-00-00-DR-L-0001 T10 - General Arrangements
		BIR-DEP-00-00-DR-L-0002 T6 - Planting Plan

Appendix B

Table 2 - Amendments to Conditions

Condition Wording	Amendments to Condition Wording	Condition Discharge Reference
2 – Approved Drawings and Documents	List of plans to be updated as per Appendix A; no other changes to the list of documents.	n/a
3. Materials' Samples and Specification	a) The development hereby approved shall be carried out in accordance with the Birley Fields Sample Tracker P04 prepared by JM Architects, illustrating the materials' samples and specifications to be used on the external elevations of the buildings as presented on site to Manchester City Council as Local Planning Authority. b) Details of the proposed hard landscaping around the buildings shall be submitted to and approved by the City Council prior to landscaping works commencing. Thereafter the development shall be carried out in accordance with those details.	CDN/20/0769, partial discharge dated 26 January 2021.
6. Surface Water Drainage Scheme	Remove condition – submitted drawings to be listed in Condition 2.	CDN/20/0769, full discharge dated 26 January 2021.
7. Sustainable Drainage Management and Maintenance	Remove condition – submitted drawings, photographs and reports to be listed in Condition 2.	CDN/20/0769, full discharge dated 26 January 2021.
11. Soft Landscaping	The development hereby approved shall be carried out in accordance with drawing BIR-DEP-00-00-DR-L-0001 T10 - General Arrangements and BIR-DEP-00-00-DR-L-0002 T6 - Planting Plan. Landscaping and biodiversity enhancements shall be implemented not later than 12 months from the date the buildings are first occupied. 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.	n/a
13. Highways' Works	Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following: ~~The provision of an on-street disabled car parking space (this space shall be retained and permanently reserved for use by disabled persons);~~ Removal of the dedicated left-hand turning lane at the Bonsall Street/ Birchall Way junction; and, Sufficient clearance for the turning of refuse vehicles.	n/a