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Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Angela Leckie

18.1266/dt01

Dear Julie

Application for a Non-Material Change to Planning Permission 113713/FO/2016

Introduction

On behalf of my client, Union Square Manchester (Ltd), please find attached an application for non-material amendments to planning permission 113713/FO/2016 to allow adjustments to the previously approved scheme.

Planning permission 113713/FO/2016 granted approval for '*Erection of 3, 5, 7 and 8 and 11 storey building to comprise 38 residential apartments (Class C3) (12 no 1 bedroom units , 25 no 2 bedroom units and 1 no. 3 bedroom unit) above ground floor commercial space (Use Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe) and B1 (Office)) with retention and restoration of facade to no. 2 Union Street following demolition of the rear of the building and provision of associated cycle parking, landscaping and ancillary works'*.

The changes proposed by this application are non-material in nature and do not result in any fundamental re-design to the previously approved scheme. 113713/FO/2016 was previously amended under application 119143/NMC/2018 which was granted on 12 March 2018 and permitted various changes including a reduction in apartments to 37 and provision of full DDA access to commercial unit C.

The alterations proposed within this application have become necessary as the detailed design of the scheme progresses, and are only proposed where they deliver improvements or are necessary to deliver benefits to operational efficiency, safety or design requirements. The changes proposed compared with 113713/FO/2016 include adjustments to some apartment layouts, reduction to the basement footprint, and set-back of the building from 27-29 Church Street. The proposed drawings are for 38 apartments, in line with the number of apartments approved under 113713/FO/2016.

The submitted information is listed at Annex A, and the drawings approved under 113713/FO/2016 that are to be superseded are listed at Annex B.

Summary of Changes

This planning application does not fundamentally alter the scheme which has been approved under permission 113713/FO/2016. The revised scheme continues to be a part 3, 5, 7 and 8 and 11 storey building which comprises a mix of 3 commercial units and 38 residential apartments. The amenities approved previously including associated cycle parking, landscaping and ancillary works continue to be provided. There is no increase in the height and scale of the building, nor is the number of apartments to be greater than originally approved.

The changes are few and limited, with one of the primary changes relating to the layout of the residential accommodation. The attached accommodation schedule (Apartment Types – Area Schedule, dated 01 January 2019) summarises the revised scheme. This is supported by the revised floorplans and elevational drawings listed at Annex A.

The revised floorplans show the scheme return to a provision of 38 apartments, in line with the original housing numbers approved under 113713/FO/2016. The residential occupancy of the building would reduce from 115 persons (as approved under 113713/FO/2016) to 103 persons.

The slight repositioning of the basement walls is required for construction purposes, but provides the benefit of allowing for a slight increase to the bin store, cycle store and plant room areas.

Externally, the changes to the residential accommodation at levels 4-10 result in a set back of the northern elevation from 27-29 Church Street compared with 113713/FO/2016. Other changes include the reduction in the basement footprint.

Carrying through changes approved under 119143/NMC/2018, the basement will continue to be shifted away from 2-4 Union Street, such that the advantage of less disruption to the neighbouring residents during the construction works remains. Similarly, commercial unit C (Corner of Red Lion Street and Catlow Lane) will continue to have a DDA entrance of 1000mm directly into the unit from Red Lion Street. A lobby area continues to be provided at ground floor. Solar panels continue to be proposed to the roof level, which will improve the sustainability credentials of the development.

The proposed adjustments will allow for improved functioning of the development in terms of access, structure and safety.

Planning Comments

The purpose of this application is to adjust permission 113713/FO/2016 to ensure a better development is delivered.

The changes constitute only slights tweaks to the scheme design and adjustments are only proposed where they deliver improvements or are necessary to deliver benefits to operational efficiency, safety or design requirements.

The mix of accommodation continues to be appropriate and the proportion of 1 bedroom units equates to approximately a third of the residential units provided. All apartments proposed continue

to be compliant with the MCC National Described Standards be they traditional apartment layouts with circulation space or open plan apartments with compliant room sizes.

The changes proposed will not result in any loss of amenity to existing or future residents, nor will there be any negative impact to the visual design quality of the development or the surrounding street scene as a result of the external impact.

Whilst the principles and parameters established by the existing permission are not proposed to be changed, we would stress the site forms a long standing vacant site within a key location in the Northern Quarter.

The development proposed will strengthen and establish the Northern Quarter as a vibrant and sustainable community in the heart of the city centre and will provide a number of significant benefits including:

- The construction of a high quality development that makes efficient use of a long standing brownfield site, providing significant improvements to the visual amenity of the area.
- The delivery of a mix of 1 and 2 bed dwellings that will positively contribute to the diversity and mix of housing in the locality.
- Responding to an identified housing need in the Manchester City Council Core Strategy and emerging Greater Manchester Spatial Framework.
- The provision of an active ground floor frontage to Church St / Red Lion St and associated highway improvements that will contribute positively to the achievement of a successful public realm.
- The mix of uses proposed and provision of commercial uses at street level will also enhance the vitality of the Northern Quarter district.
- The realisation of a higher density of development in a highly accessible location, encouraging the use of sustainable forms of transport.
- The provision of an internal courtyard for the benefit of residents of the neighbouring building at 4-6 Union Street.

The adjusted scheme will continue to be an opportunity to ensure a major investment in housing and new facilities in the Northern Quarter. New employment opportunities will be created in construction and the continued investment will be good for the Northern Quarter and the City.

There have been no material changes to national or local planning policy since the approval of the planning permission 113713/FO/2016 and no material changes are proposed by this application.

Summary

We trust that this information is sufficient to enable the positive determination of this application, but please do not hesitate to get in touch if you do require anything further. The application fee of £234 payable with this application has been paid online at the time of submission.

We look forward to working with the Council to progress the application through to determination.

Yours sincerely



David Tye BSc MTPI MRTPI
Director

Annex A – Application Submission Information

1) Covering Letter dated 25 March 2019 (18.1266/dt01)

2) Completed Planning Application Forms

3) Accommodation schedule (Apartment Types – Area Schedule, dated 08 March 2019)

Plans:

4) P000 rev 2 Basement Plan

5) P001 rev 3 Ground Floor Plan

6) P002 rev 2 First Floor Plan

7) P003 rev 2 Second Floor Plan

8) P004 rev 2 Third Floor Plan

9) P005 rev 2 Fourth Floor Plan

10) P006 rev 2 Fifth Floor Plan

11) P007 rev 2 Sixth Floor Plan

12) P008 rev 2 Seventh Floor Plan

13) P009 rev 2 Eight Floor Plan

14) P010 rev 2 Ninth Floor Plan

15) P011 rev 2 Tenth Floor Plan

16) P012 rev 2 Roof Plan

17) P013 rev 4 Union Street Elevation

18) P014 rev 3 Catlow Lane Elevation

19) P015 rev 3 Church Street Elevation

20) P016 rev 2 Red Lion Street Elevation

Annex B – Drawings to be Superseded by this Application

Drawing Approved under 113713/FO/2016	To be Superseded by Proposed Drawing
Proposed Basement plan (P110 Rev C)	P000 rev 2 Basement Plan
Proposed site layout plan / Ground floor plan (P101 Rev J)	P001 rev 3 Ground Floor Plan
Proposed 1st floor plan (P112 Rev F)	P002 rev 2 First Floor Plan
Proposed 2nd floor plan (P113 Rev E)	P003 rev 2 Second Floor Plan
Proposed 3rd floor plan (P114 Rev F)	P004 rev 2 Third Floor Plan
Proposed 4th floor plan (P115 Rev F)	P005 rev 2 Fourth Floor Plan
Proposed 5th floor plan (P116 Rev E)	P006 rev 2 Fifth Floor Plan
Proposed 6th floor plan (P117 Rev E)	P007 rev 2 Sixth Floor Plan
Proposed 7th floor plan (P118 Rev E)	P008 rev 2 Seventh Floor Plan
Proposed 8th floor plan (P119 Rev D)	P009 rev 2 Eight Floor Plan
Proposed 9th Floor plan (P120 Rev D)	P010 rev 2 Ninth Floor Plan
Proposed 10th floor plan (P121 Rev D)	P011 rev 2 Tenth Floor Plan
Proposed roof plan (P122)	P012 rev 2 Roof Plan
Proposed Union Street elevation (P223 Rev G)	P013 rev 4 Union Street Elevation
Proposed Catlow Lane Street elevation (P222 Rev F)	P014 rev 3 Catlow Lane Elevation
Proposed Church Street elevation (P224 Rev F)	P015 rev 3 Church Street Elevation
Proposed Red Lion Street elevation (P221 Rev F)	P016 rev 2 Red Lion Street Elevation