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Rob Griffin
Planning Department
Manchester City Council
P.O. Box 532, Town Hall
Manchester
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9th April 2019

Ref: PP-07765151

Dear Rob,

Non-Material Amendment – Planning Application 110184/FO/2015/S1 – Owens Park, Fallowfield Campus Phase One, Wilmslow Road, Manchester, M14 6HD
Submitted on behalf of the University of Manchester

This statement is submitted in support of an application for a non-material change to planning permission 110184/FO/2015/S1 under Section 96A of the Town and Country Planning Act. The approved application 110184/FO/2015/S1 was granted full planning permission on 11th December 2015 for:

> *"Full planning application for development comprising the erection of buildings between two and six storeys in height to form: student accommodation (2313 bedrooms), wardens accommodation, kitchen and maintenance facility, student facilities, energy centres and associated parking, landscaping, boundary treatments and other infrastructure works following demolition of The Limes and Oak House Halls of residence and associated buildings; and, Outline application with all matters reserved for development comprising the provision of student accommodation (896 bedrooms), retail floorspace (for A1,A2,A3 use class to a maximum of 1400m2 Gross Internal Area), Doctors Surgery (maximum floorspace 200m2 Gross Internal Area), and student facilities, in buildings to a maximum height of 15.1 metres following the demolition of Owens Park Halls of residence and associated buildings"*

Background to the Application

A pre-application meeting was held on 1st March 2019 at Manchester City Council's offices with Rob Griffin (Principal Planner) to discuss the amendments which required to approved elements of the scheme and the

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amendments now submitted were agreed as constituting a non-material change to the approved scheme, when taken individually and as a package of amendments.

The proposed package of amendments entail the substitution of approved materials (or specifications) where this has been necessary as a result of the scheme now being at the constriction stage, and certain products now being less readily available, or other alternatives offering better quality and durability of design.

The Proposed Amendments under Section 96A

The scheme architects, MHA Architects, have prepared a document (1VC01-Db.04 Non Material Amendment Application Supporting Information) which summarises the proposed amendments and includes revised elevations and where relevant updates to the approved Materials Schedule, which is also submitted for reference.

The proposed amendments can be summarised as follows:

- PPC metal louvers to match curtain walling frames colour, previously glass louvres were approved
- Flush PPC metal external doors to the switch rooms, previously PPC louvres were approved
- Window Types 04 & 08 to be top hung, previously approved side hung
- Block 108 entrance surround reverting to originally approved brickwork, green cladding panels were subsequently approved
- Block 108 amendment to curtain walling to laundry
- External fins on Block 108 to be anodised aluminium, previously timber approved.
- Block 151 amendment to flue position
- Mill Finish Aluminium for all rainwater goods
- Change of air brick manufacturer, same basic colours
- Change to louvre cladding reference due to alternative manufacturer for Energy Centre only
- Replacement of sedum roof with composite panels on the bin stores

Given the minor nature of the above proposed amendments it is considered that they can be dealt with under Section 96A, justification for which is set out below.

Context

Why Section 96A was introduced
Section 96A was introduced in 2009 to allow for greater flexibility to amend extant planning permissions without the need to submit a brand new, full application. The removal, modification and addition of planning conditions is also allowed for under this procedure.

Consideration of Material vs Non-Material
There is no statutory definition of 'non-material'. The 'Greater flexibility for planning permissions guidance' produced in October 2010 and National Planning Practice Guidance (NPPG) states that a non-material change is '*dependent on the context of the overall scheme – an amendment that may be 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."*

This forms the basis for decision taking in relation to this application. As this is not an application for planning permission Section 38(6) of the Planning and Compulsory Purchase Act 2004 does not therefore apply, which requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise.

Consideration of context

The proposed amendments are not material changes to the approved planning permission. The proposed amendments will retain the character of the development as approved and the layout of development has not been altered and retains the approved siting and location.

Summary

For ease of reference, the following documents have been submitted via the Planning Portal (Ref: PP-07765151) and the application fee of £234.00 has been paid:

Document Title	Author
Drawing Amendment Index	MHA Architects
Non-Material Amendment Application Supporting Information (Ref. 1VC01-Db.04)	MHA Architects
Bin Store Detail (Ref. CRPC 2306 00 001 REVC)	Vinci Construction
Approved Materials Schedule (Ref. CDN_17_0649-EXTERNAL_MATERIALS_SCHEDULE-799024)	BDP

The supporting statement and the accompanying plans demonstrate that when considered in the context of the overall scheme and its surroundings, the proposed changes are non-material in nature and the overall character and appearance of the development will remain unchanged.

I trust the submitted information is acceptable and look forward to progressing the application with you in due course.

Yours sincerely,



Rosanna Cohen
Senior Planner