

Our Ref: 04C500347/EH/LS

Your Ref: PP-14249182

15 August 2025

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

Dear Jennifer,

NON-MATERIAL AMENDMENT (SECTION 96A) TO PLANNING PERMISSION REFERENCE 138294/FO/2023 ON LAND AT PLYMOUTH GROVE, ARDWICK, MANCHESTER.

On behalf of our client Plymouth Grove Property Developments ('the Applicant'), please find enclosed an application for non-material amendments ('NMA') to full planning permission reference: 138294/FO/2023, which was approved by Manchester City Council ('Council') on the 26 April 2024. This NMA seeks to amend Condition 2 attached to the full planning consent and is submitted under Section 96A of the Town and Country Planning Act 1990, as amended. The approved description of development on the full planning permission which this application seeks to amend, is as follows:

"Erection of a part six storey, part eight storey building for use as purpose built student accommodation (PBSA) (Sui Generis) comprising 263 bed spaces, with associated amenity space, cycle parking, external landscaping, access and other associated works. "

This NMA application seeks to amend the full planning permission by replacing consented architectural plans with new drawings to amend details with regards to the facades, lift overruns, entrances and exits, to accord with up to date British Standards (BS 9991:2024) Fire safety in the design. The proposed description of development for this NMA application is therefore set out as follows:

"Application for a non-material amendment to planning permission 138294/FO/2023, to amend Condition 2 (Approved Plans) to allow for a reduction in floor to floor height, change to evacuation lift over-run, ground floor louvered panels and external door to be for back-of-house, additional fire exit, substation door changes, external door bulk, negative Flemish bond panel to be relocated and cinema windows to be omitted."

Proposed Amendments to Condition 2 (List of Approved Plans)

This NMA application seeks to amend architectural plans approved under Condition 2 of full planning application 138294/FO/2023, as amended by 143011/NMC/2025. The proposed changes are set out below and are required due to further detailed design analysis, which has resulted in non-material amendments to the scheme:

1. Reduction in floor-to-floor height from 3.0m to 2.85m;
2. Change to the height of evacuation lift over-run;
3. Ground floor louvred panels and external doors are now proposed for back-of-house areas in place of perforated panels;
4. Additional fire exit via external brick facade within the bike store;
5. Substation door changes required to suit IDNO/ DNO requirements:
 - a) Structural opening increased to 2485mm (from 2260mm);
 - b) Finish changed to standard RAL colour (from anodised);
6. External door to bulk storage to be added as part of design development;
7. Negative Flemish bond panel to be relocated to the right-hand side; and,
8. Cinema windows to be omitted.

Each amendment listed above (1-8) corresponds to a markup on the proposed plans and contained within the Design Justification Statement prepared by DAY Architectural (August 2025 – Rev A). The proposed changes have resulted in an update to the Proposed Elevations, Proposed Site Plan and Proposed Floor Plan Sheet 1.

Planning Assessment

The proposed changes are required to comply with British Standards BS:9991 (2024), with regards to fire safety access, and MEP, including natural ventilation, floor-to-ceiling heights and insulation. General elevation updates, as a result of the minor changes set out above, are discussed in detail in Section 2.1 of the supporting Plymouth Grove, Design Justification Report, prepared by DAY Architectural (dated August 2025). The overall design quality and appearance of the building will be maintained. It is considered that the non-material changes comply with Policy CC 9 (Design and Heritage) of Manchester Core Strategy, and Paragraph 131 of the National Planning Policy Framework (2024), as they do not result in any adverse impacts to public amenity or overall scheme design.

The amendments to the full list of approved drawings under Condition 2 (138294/FO/2023) are shown in red strikethrough below, and new text to be inserted in blue:

“Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

~~DAY-XX-00-DR-A-04-0001, Rev B~~

DAY-XX-00-DR-A-04-0001, Rev C

~~DAY-XX-XX-DR-A-04-0002, Rev E~~

DAY-XX-XX-DR-A-04-0002, Rev F

DAY-XX-XX-DR-A-04-0003, Rev E

~~DAY-XX-XX-DR-A-04-1001, Rev B~~

DAY-XX-XX-DR-A-04-1001, Rev C

DAY-XX-XX-DR-A-04-2001 Rev A

4353-101 Rev. B, 4353-201

4130-KIN-XX-GFDR-E-9600 and Rev. P1, 5571 P1

received by the City Council, as Local Planning Authority, on the 10 October 2023

Supporting information

Design and Access Statement, including: - Waste Management Plan; - and, - Servicing Strategy prepared by DAY Architects, Planning Statement, including: - Statement of Community Involvement Chapter prepared by Avison Young, Air Quality Assessment prepared by Redmore, Archaeological DBA prepared by Paul Butler Associates, Broadband Connectivity Assessment prepared by GTech, Circular Economy Statement prepared by Quinn Ross Framework Construction Management Plan prepared by Recom, Crime Impact Statement prepared by GMP, Flood Risk Assessment prepared by XO Square, Drainage Design Technical Note prepared by XO Square, Fire Statement prepared by EOW, Ecological Assessment, including BNG prepared by Rachel Hacking, Energy Statement prepared by Kings Associate, Heritage Assessment prepared by Paul Butler Associates, Landscape Design Statement prepared by TPM, Landscape Operational Management Plan prepared by Fresh, Local Labour Agreement prepared by Avison Young, Site Investigation Report (Phase 1) prepared by E3P, UXO desk Study prepared by Zetica, Student Need Assessment prepared by Cushman and Wakefield, Transport Statement (inc. Travel Plan) prepared by Eddisons, Arboricultural Impact Assessment prepared by Lally TM, Arboricultural Method Statement prepared by Lally TM and TV and Radio Reception Survey prepared by GTech received by the City Council, as Local Planning Authority, on the 10 October 2023

Acoustic Survey (Reference: 50-834-R1-3) prepared by E3P received by the City Council, as Local Planning Authority, on the 6 December 2023

Email from Avison Young received on the 23 November 2023

Daylight Sunlight Assessment prepared by Base Energy received by the City Council, as Local Planning Authority, on the 8 January 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy."

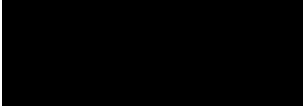
Submitted Documentation

In addition to this detailed covering letter, this NMA application comprises the following documents:

- Plans and Drawings prepared by DAY Architectural;
- Plymouth Grove, Design Justification Document (Part 1 – 4);
- Completed application forms;
- Certificate notices; and,
- Application fee.

The planning application fee has been calculated as £383 (including Planning Portal fee) and this amount has been paid via BACS to the Planning Portal (ref: PP-14249182). I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours sincerely,


Larna Smith
Senior Planner


larna.smith@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Enc. Drawing Schedule

Drawing Schedule (August 2025)

DRAWING TITLE	APPROVED PLAN REFERENCE (TO BE SUPERSCEDED)	UPDATED DRAWING REFERENCE FOR APPROVAL (NMA / SECTION 96(A))
Proposed Site Plan	DAY-XX-00-DR-A-04-0001, Rev B	DAY-XX-00-DR-A-04-0001, Rev C
Proposed Floor Plans - Sheet 1	DAY-XX-XX-DR-A-04-0002, Rev E	DAY-XX-XX-DR-A-04-0002, Rev F
Proposed Elevations	DAY-XX-XX-DR-A-04-1001, Rev B	DAY-XX-XX-DR-A-04-1001, Rev C
For Reference Only		
Plymouth Grove – Design Justification Document (August 2025): <ul style="list-style-type: none">• Part 1 of 4• Part 2 of 4• Part 3 of 4• Part 4 of 4		