

16 October 2025

Delivered via Planning Portal

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Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

ref: ISQM3015

Dear Jennifer

APPLICATION UNDER SECTION 96A OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE 143045/FO/2025, BAINBRIDGE HOUSE, GRANBY ROW, MANCHESTER M1 2PW

On behalf of our client iQ Student Accommodation (“the Applicant” or “iQ”), I am pleased to enclose an application under Section 96A of the Town and Country Planning Act 1990 (as amended) for a non-material amendment (“NMA”) to planning permission 143045/FO/2025.

The application has been submitted via Planning Portal (ref. PP-14328186) and comprises electronic copies of the following documents:

- Completed Application Forms, prepared by Turley
- This Covering Letter, prepared by Turley
- Site Location Plan (dwg ref. 63073 -SRA -ZZ -XX -DR -A – 00800 P01), prepared by Sheppard Robson
- Existing North & East Elevation (dwg ref. 63073-SRA-ZZ-XX DR-A-20811 P05), prepared by Sheppard Robson
- Existing Floor Plan (dwg ref. 63073-SRA-XX-00-DR-A-20801 P06), prepared by Sheppard Robson
- Proposed North & East Elevation (dwg ref. 63073-SRA-ZZ-XX DR-A-20811 P07), prepared by Sheppard Robson
- Proposed Ground Floor Plan (dwg ref. 63073-SRA-XX-00-DR-A-20801 P10), prepared by Sheppard Robson
- Marketing Suite - Entrance Door and Screen Elevation Study (dwg ref. 63073-SRA-XX-00-DR-A-32311), prepared by Sheppard Robson

Please see **Appendix 1** for a list of revised plans.

Background

In May 2023, full planning permission was granted for the erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form purpose-built student accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works

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(LPA ref. 136874/FO/2023) ('Echo Street development'). This scheme is under construction and will be occupied by students for the 26/27 academic year.

Full planning permission was granted by Manchester City Council ('MCC') on 11th August 2025 for the creation of a marketing suite (Use Class Sui Generis) together with external alterations to the ground floor (ref. 143045/FO/2025) ("Bainbridge House Planning Permission"). The permission relates to the conversion of the ground floor of Bainbridge House to form a marketing suite for the neighbouring iQ Echo Street development, to enable future prospective students to visit and view the different types of accommodation available.

Proposed Changes

Changes to Granby Row Elevation

Since the approval of the planning application, the scheme has been subject to a process of further detailed design development and review, with input from an experienced team of specialist consultants and contractors.

The main change proposed is the relocation of the existing main entrance. At present, the main entrance to the Site from Granby Row has a small spandrel panel to the left of the double door. It is proposed to swap this spandrel panel to a larger glazed window measuring 1m in length and to move the entrance doors further up Granby Row. The double door will then be fitted either side of a spandrel panel. This change will relocate the pedestrian access further up Granby Row, ensuring that there are no issues with pedestrians passing on London Road and Granby Row. The additional area of glazing will also allow more natural light to enter the marketing suite, in addition to greater natural surveillance looking outward. It is proposed the entrance doors and surrounding frames will be finished in PPC Aluminium (RAL ADBronzeC33 330898.90 Matt).

As per the submitted documents, the proposed change will facilitate level access to the property from Granby Row.

Changes to Condition 6

At present, Condition 6 states:

Notwithstanding the details as set out in condition 2 above, prior to the first use of the unit, drawings including relevant sections detailing alterations to the highway to achieve level access through the threshold shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development prior to first use and thereafter retained for as long as the development remains in use.

The submitted document, Marketing Suite - Entrance Door and Screen Elevation Study (dwg ref. 63073-SRA-XX-00-DR-A-32311), prepared by Sheppard Robson, provide sections detailing the alterations that would be required to the highway in order for the marketing suite to have a level access through the main entrance to Granby Row. On this basis, we would like to formally propose to amend the condition to:

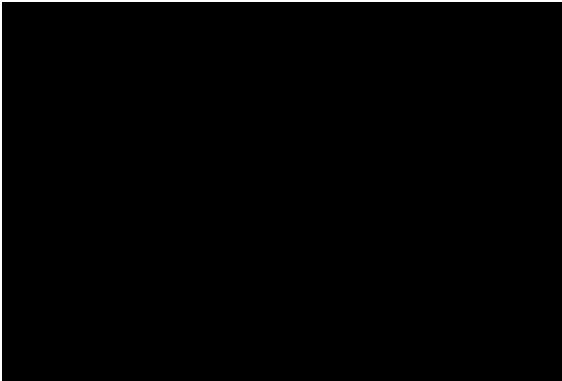
Notwithstanding the details as set out in condition 2 above, the alterations to achieve proposed level access through the threshold shall be carried out in accordance with Marketing Suite - Entrance Door and Screen Elevation Study (dwg ref. 63073-SRA-XX-00-DR-A-32311). The approved details shall be implemented as part of the development prior to first use and thereafter retained for as long as the development remains in use.

Consideration of the Application

In accordance with the Planning Practice Guidance, there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is 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.

The proposal is deemed 'non-material' because the changes do not alter the overall principle of the use of the site – it will still remain as a marketing suite with entrance taken from Granby Row. The proposed changes are required to facilitate the most suitable level access into Bainbridge House from Granby Row. The proposed changes maintain the overall appearance originally approved.

Yours sincerely



Appendix 1:

Approved Plan	Updated Plan
(Proposed) Existing North & East Elevation (dwg ref. 63073-SRA-ZZ-XX DR-A-20811 P05), prepared by Sheppard Robson	Proposed North & East Elevation (dwg ref. 63073-SRA-ZZ-XX DR-A-20811 P07), prepared by Sheppard Robson
(Proposed) Existing Floor Plan (dwg ref. 63073-SRA-XX-00-DR-A-20801 P06), prepared by Sheppard Robson	Proposed Ground Floor Plan (dwg ref. 63073-SRA-XX-00-DR-A-20801 P10), prepared by Sheppard Robson