

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144252/NMC/2025
Date registered valid: 13 October 2025
Proposal: Non-material amendment to planning permission 141786/FO/2024 comprising elevational alterations and amendment to ramp width
Address: Plot 9B , First Street, Manchester,
Ward(s): Deansgate Ward

Applicant: Vita Meadows Limited
Agent (if any): Michael Percival Deloitte LLP
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 24-10-25

Application details

Type of application: Non-Material Change Application
Development type: Notifications
Date of site visit: N/A

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to 2 sites, one for the Proposed Development (the Site) and one for the associated Construction Compound. The Site where is located is 0.25 ha and bounded by Plot 9A (currently being developed as a 9 storeys office), Plot 10A (which has permission for a 13 storey office), Hulme Street; and Medlock Street. Medlock Street is a gateway route into the City Centre. Most recently this site has been used as a compound for the plot 9A development.

The compound site is 0.46 ha, bounded by the River Medlock; Cambridge Street; Macintosh Mills; and River Street. It is currently used as a construction compound, in relation to the construction of Plot 10B.

Consent was granted in July 2025, under application ref no 141786/FO/2024 for the Erection of part 12, part 33 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B). This development is now under construction.

Description of area

The site sits within the First Street Neighbourhood. First St has been a regeneration priority for over 20 years. It has been transformed by developments including the Home Arts Centre, Offices at No.1 and No.8 First Street, the Ininside Hotel, Serviced Accommodation, PBSA, a MSCP and high quality public realm. First Street has a crucial role to play in the growth and expansion of the City Centre.

Description of development

Consent is now sought for a non-material amendment to planning permission 141786/FO/2024 comprising elevational alterations to the Unitised Facade System (due to amendments to the approved ventilation strategy), removal of banding features within the inner courtyard, amendments to door widths and changes to the width of a ramp. These are described in more detail below:

Elevational Alterations Associated with amended Ventilation Strategy

- Additional visible joint line is required at every level to accommodate the slot vent.
- Drop in level of joint banding at every second floor and introduction of a further joint band at the other intermediate levels to facilitate functional requirements.
- Adaptation of the existing horizontal banding arrangement across the façade with banding line dropped to align with the slot vent height and an additional banding line incorporated at other levels.

Courtyard Elevations

- Horizontal banding omitted from courtyard areas where the elevations are not visible from street level.

Amendments to Door Widths

- Four ground floor external doors have been revised, changing from single leaf doors to split asymmetrical leaves, which will maintain the required opening dimensions. The affected doors are:

Refuse Store Door (West Elevation), Escape Door (North Elevation), Escape Door (East Elevation), and Cycle Store Door (North Elevation).

External Ramp amendments

The Back of House external ramp is proposed to be reduced in width.

Consultations & Notification Responses

None

Issues

Principle of the Proposed Amendments

Due to detailed design development the following reasons for the amendments are noted:

The proposed ventilation strategy for the scheme at the point of planning submission was based on the ability to combine two studios into one compartment designing to BS9991:2015. This allowed the ventilation to be shared across the two studios for Inlet and Extract. These were able to be discreetly located behind the decorative screens as seen in other built schemes of a similar nature in Manchester City Centre. Amendments were subsequently made to BS9991:2024 following the submission of the scheme for Planning Approval such that an Inlet and Extract is now required to each individual studio.

The revised proposal successfully integrates the required vent into a 24mm high slot which mimics the existing joints within the facade panels. As such the additional vent would be discreetly integrated within a facade panel joint and an additional banding line incorporated at other levels to provide a holistic and integral composition across the facade

It is considered that the above solution would not undermine the overall visual quality of the building facades. The changes to the courtyard are acceptable as it has been demonstrated that these elevations are not visible from surrounding streets.

It is noted that the changes to the doors would and improve ease of operation and the changes to the ramp are required to meet balustrade line load requirements while still maintaining minimum access and egress distances.

Overall the proposed amendments relate to changes resulting from detailed design development and technical development to capture architectural refinements and functional requirements of the approved scheme and include amendments made at the request of the City Council as Local Planning Authority and are considered to be non material in nature.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

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

(a) Dwgs VS9B-TGA-G100-PL-XX-95020-P02 EXISTING SITE LOCATION PLAN, VS9B-TGA-G100-PL-XX-95021-P02 PROPOSED SITE PLAN ;

(b) Dwgs VS9B-TGA-G100-PL-00-95022 P01 PROPOSED (CONSTRUCTION COMPOUND) and VS9B-TGA-G200-EL-ZZ-95062 P01 CONSTRUCTION COMPOUND CONTEXT ELEVATIONS;

(c) Dwgs VS9B-TGA-G200-EL-ZZ-95053-P04 ELEVATION - WEST, VS9B-TGA-G200-EL-ZZ-95052-P04 ELEVATION - SOUTH, VS9B-TGA-G200-EL-ZZ-95051-P04 ELEVATION - EAST, VS9B-TGA-G200-EL-ZZ-95050-P04 ELEVATION - NORTH, VS9B-TGA-G200-PL-00-

95030P03 LEVEL 00 PLAN, VS9B-TGA-G200-PL-01-95031- P02 LEVEL 01 PLAN, VS9B-TGA-G200PL-02-95032-P02 LEVEL 02-03 PLAN, VS9B-TGA-G200-PL-04-95033-P01 LEVEL 04-11 PLAN, VS9B-TGA-G200-PL-12-95034-P02 LEVEL 12 PLAN, VS9B-TGA-G200-PL-13-95035-P02 LEVEL 13-31 PLAN, VS9B-TGA-G200-PL-32-95036-P02 LEVEL 32 PLAN, VS9B-TGA-G200PL-33-95037-P02 LEVEL 33 PLAN, VS9B-TGA-G200-SE-ZZ-95040-P03 SECTION AA, VS9BTGA-G200-SE-ZZ-95041-P03 SECTION BB, VS9B-TGA-G251-DE-XX-95210-P01 TYPICAL BAY STUDY - AMENITY - SOUTH ELEVATION, VS9B-TGA-G251-DE-XX-95211-P01 TYPICAL BAY STUDY - AMENITY - SOUTH GABLE ELEVATION, VS9B-TGA-G251-DE-XX-95212- P01 TYPICAL BAY STUDY - MAIN ENTRANCE,VS9B-TGA-G251-DE-XX-95213-P01 TYPICAL BAY STUDY - AMENITY - STUDIO, VS9B-TGA-G251-DE-XX-95215-P01 TYPICAL BAY STUDY - BRICKWORK WEST ELEVATION, VS9B-TGA-G251-DE-XX-95216-P01 TYPICAL BAY STUDY - BRICKWORK CROWN, VS9B-TGA-G251-DE-XX-95217-P03 TYPICAL BAY STUDY - UNITISED TYPICAL, VS9B-TGA-G251-DE-XX-95218-P03 TYPICAL BAY STUDY - UNITISED CROWN LOWER, VS9B-TGA-G251- DE-XX-95219-P03 TYPICAL BAY STUDY - UNITISED CROWN UPPER, VS9B-TGA-G251-DE-ZZ-95214-P01 TYPICAL BAY STUDY - BACK OF HOUSE - STUDIO, VS9B-TGA-G200-EL-ZZ-95057-P02 CONTEXT ELEVATIONS - EAST, VS9B-TGAG200-EL-ZZ-95055-P02 CONTEXT ELEVATIONS - NORTH,VS9B-TGA-G200-EL-ZZ-95061P02 CONTEXT ELEVATIONS - WEST, VS9B-TGA-G200-EL-ZZ-95059-P02 CONTEXT ELEVATIONS - SOUTH;

(d) Dwgs Z19B-TPM-G710-PL-XX-4645 101 REV P7 LANDSCAPE LAYOUT, Z19B-TPM-G710-PL-XX-4645 201 REV P4 LANDSCAPE - PLANTING PLAN, and Z19B-TPM-G710-RP-XX-4645 502-REV P3 LANDSCAPE DESIGN STATEMENT

(e) Plot 9b First Street, Manchester Heritage Statement December 2024 by Deloitte stamped as received on 20-12-24;

(f) Vita Student - 9b CMP Addendum Note regarding Construction Compound by Renaker dated 28-02-24 stamped as received on 28-02-25

(g) Crime Impact Statement Version B 18-12-24 stamped as received on 20-12-24;

(h) Accommodation Schedule Page 114 of the PLOT 9B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT stamped as received on 20-12-24

(i) Section 4 of the PLOT 9B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT stamped as received on 20-12-24

(j) Waste & Servicing Strategy Plot 9b, First Street by SLR 12 December 2024 Revision: 03 stamped as received on 20-12-24

(k) Fire Statement - FS 001.2 Project: VITA Student, Plot 9b First Street by Design Fire Consultants stamped as received on 20-012-24

(l) Flood Risk Assessment and Outline Drainage Strategy Plot 9b by Roc stamped as received on 20-12-24;

(m) First St Plot 9B Manchester Ventilation Statement Ref: VS9B-FUT-G590-RP-XX-002 by Futureserv stamped as received on 20-12-24;

(n)Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment by Landmark Information Group Ltd stamped as received on 20-12-24;

(o) VITA MEADOWS LTD PLOT 9B, FIRST STREET, MANCHESTER PRELIMINARY ECOLOGICAL APPRAISAL AND BIODIVERSITY NET GAIN REPORT by Penny Anderson Associates Ltd stamped as received on 20-12-24;

(p) BNG CALCULATIONS MATRIX stamped as received on 20-12-24;

(q) Broadband Connectivity Assessment Vita Meadow Ltd Plot 9B, First Street July 2024 by Pager Power stamped as received on 20-12-24;

(r) Phase 1 Desktop Study, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-P1-101, Dated: 29 November 2024 (issue P02) stamped as received on 20-12-24; Phase 2 Site Investigation, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-P2101, Dated: 31 January 2025 (issue P05) stamped as received on 04-03-25;; and Phase 3a Site Remediation Strategy, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-RS101, Dated: 31 October 2024 (issue P03) stamped as received on 04-03-25;

(s) Terrestrial Television Baseline Survey Report Plot 9B, First Street Vita Meadow Ltd Oct 24 by Pager Power stamped as received on 20-12-24;

(t) Desk-Based Satellite Television Interference Assessment Plot 9B, First Street Vita Meadow Ltd March 2025 by Pager Power stamped as received on 20-03-25;

(u) Framework Travel Plan Plot 9b by SLR stamped as received on 20-12-24;

(v) Piling Risk Assessment. Plot 9B First Street. Manchester. Prepared by RoC Consulting. Report Ref: Z19B-ROC-A180-RP-XX-PRA01. Rev P02. Date 29th November 2024;

(w) Flood Risk Assessment & Outline Drainage Strategy. Plot 9B First Street. Manchester. Prepared by RoC Consulting. Report Ref: Z19B-ROC-A180-RP-XX-FRA001. Date: 29th November 2024;

(x) Chapter 8 of the Environmental Statement (Noise and Vibration) stamped as received 20-12-24 and the supporting Acoustics, Ventilation & Overheating Report Reference: Z19B-FAC-A180-Rp-XX-003 P02 March 2025 by Fisher Acoustics stamped as received on 07-03-25;

(y) Transport Statement Plot 9b, First Street Vita Meadow Limited by 12 December 2024 Revision: 02 stamped as received on 20-12-24;

(z) Recommendations and measures within the First St Plot 9B, Manchester Energy Statement by Futureserv stamped as received on 20-12-24;

(aa) Recommendations and measures within the FIRST STREET, MANCHESTER ENVIRONMENTAL STANDARDS STATEMENT DECEMBER 2024 REF: 2024.118 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24;

(bb) Recommendations and measures within the FIRST STREET, MANCHESTER MAT01 LIFE CYCLE ASSESSMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24;

(cc) Recommendations and measures within the FIRST STREET, MANCHESTER CIRCULAR ECONOMY STATEMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY - stamped as received on 20-12-24;

(dd) PBSA Development, Plot 9B First Street, Manchester The Solar Glare Impact of the Proposed Development on Highway Infrastructure by Proximity stamped as received on 20-12-24;

(ee) Technical Aerodrome Safeguarding Assessment Plot 9B, First Street Vita Meadow Ltd October 2024 by Pager Power stamped as received on 20-12-24;

(ff) PLOTS 6 & 7, FIRST STREET SOUTH, MANCHESTER, M15 4FN AN HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT LOCAL PLANNING AUTHORITY: MANCHESTER CITY COUNCIL PLANNING REF: PRE-PLANNING PCA REPORT NO: 12329 by PCA stamped as received on 20-12-24;

(gg) Gym Noise Impact Assessment March 2025 Report Reference: Z19B-FAC-A180-Rp-XX-004 P03 by Fisher Acoustics stamped as received on 0720-03-25;

(hh) ES Volume 1 Main Text:

1. Introduction 2. EIA Methodology 3. Alternatives and Design Evolution 4. Site, Surroundings and Description of Proposals 5. Construction Phasing and Methodology , 6. Townscape and Visual Impact 7. Air Quality, 8. Noise and Vibration. 9 Daylight, Sunlight and Overshadowing 10. Wind Microclimate 11. Climate Change, 12. Human Health, 13. Socio-Economics, 14. Summary of Residual Impacts and 15. Type 1 Cumulative Effects

(ii) ES Volume 2 List of Appendices

Introduction Appendix 1.1 - Cumulative Schemes; EIA Methodology Appendix 2.1.

EIA Scoping Report Appendix 2.2.

EIA Scoping Response (dated) Construction Programme Management - Programme Methodology

Appendix 5.1 - Site Logistics plan Townscape and Visual Impact

Appendix 6.1 Townscape Effects Table;

Appendix 6.2 Visual Effects Table;

Appendix 6.3 TVIA CGI and Wireframe Views (Views 1-13)

Appendix 6.4 TVIA Wireframe Views (Views 13-16)

Appendix 6.5 Figures

Appendix 6.6 Methodology Air Quality

Appendix 7.1 - Air Quality Technical Appendix Noise and Vibration

Appendix 8.1 - Environmental Noise Study Daylight / Sunlight / Overshadowing Appendix 9.1.

Summary of BRE Guidance for methodology and setting alternative targets

Appendix 9.2: Baseline Massing Images (Scenario 1) and Proposed Massing Images (Scenario 2)

Appendix 9.3: Technical Analysis Results for Scenario 1 and 2

Appendix 9.4. Cumulative Condition Massing Images (Scenario 3)

Appendix 9.5. Technical Analysis Results for Scenario 3 Wind Microclimate A

Appendix 10.1: Wind Microclimate Technical Report Climate Change and Plot 9B, Manchester: Wind Microclimate Note stamped as received on 19-03-25 by arcaero

Appendix 11.1 - Stage 2 Embodied Carbon Assessment

Appendix 11.2 - Energy Statement

(jj) ES Volume 3 -Non Technical Summary

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

2) The proposed amendments relate to changes resulting from detailed design development and technical development to capture architectural refinements and functional requirements of the approved scheme including a revision to the ventilation designs. This change is driven by regulatory changes, feasibility issues relating to approved door size and a reduction in the external ramp width to meet balustrade line load requirements.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL