

31st July 2025

Delivered via Planning Portal

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Dear Jennifer,

**466-472 MOSS LANE EAST MANCHESTER – AMENDEMENTS TO PLANNING PERMISSION REF.
139659/JO/2024**

On behalf of Alumno Group ('the applicant' or 'Alumno'), I am pleased to enclose an application for the approval of a range of amendments to the design of the consented purpose-built student accommodation ('PBSA') scheme at 466-472 Moss Lane East, Moss Side (LPA ref. 139659/JO/2024). The application is made pursuant to the provisions of Section 73 of the Town and Planning Act 1990 (as amended).

The application has been made via the Planning Portal (ref. PP-13383554) and is supported by the requisite fee of £2,000. It is supported by a suite of updated drawings, replacing those affected by the proposed amendments, as set out under **Appendix 1** of this covering letter in addition to the following documents:

- Energy Statement (ref. L047-FUT-50-XX.XX-T-M-000005)
- Ventilation Statement (ref. L047-FUT-50-XX.XX-T-M-000006)
- Arboricultural Impact Assessment and Tree Survey
- Biodiversity Metric Assessment (RT-MME-162772-01 Rev B)
- Biodiversity Metric 3.1 Rev B
- Demolition and Restoration of Stone Wall Methodology

The substance of the application is to secure the following amendments to the consented development:

- Updating energy and ventilation strategies to reflect amendments made to the building envelope through the previous Section 73 application;
- Reduction in the extent of sedum roof as indicated on approved plans in preference of solar photovoltaic panel installation;
- Removal of 3 no. retained trees to site boundary due to poor and diminishing condition, and also to provide a viable route for construction vehicles and site deliveries;

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- Temporary removal of a portion of front boundary wall to facilitate said construction vehicles and reconstruction thereafter;
- Omission of existing boundary wall onto Parkfield Street as erroneously shown on approved elevations;
- Limited internal reconfiguration comprising adjustment of unit mix.

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by Manchester City Council ('the Council') on 24th November 2023 for development in line with the following description:

"Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This permission was subsequently varied pursuant to Section 73 in order to facilitate internal and external design changes. The application ref. 139659/JO/2024 was approved by the Council on 30th July 2025 and constitutes a new alternative planning permission capable of implementation. For the avoidance of doubt and to reflect the design of the development as recently amended, it is planning permission ref. 139659/JO/2024 to which this further set of changes are sought against.

Again, the application seeks to vary the schedule of approved documents listed under condition no. 3 attached to the planning permission.

PROPOSED AMENDMENTS

Energy and Ventilation Strategies

This application is supported by an updated Energy Statement (ref. L047-FUT-50-XX.XX-T-M-000005) and Ventilation Statement (ref. L047-FUT-50-XX.XX-T-M-000006) which have only now been finalised following agreement of the Council to the amended building envelope and fenestration design.

The Energy Statement outlines how the Proposed Development meets the emission reduction goals of Manchester City Council's Core Strategy, specifically policies EN4 and EN6, by incorporating low-carbon and renewable technologies. The development follows a "fabric first" approach, focusing on passive energy-saving techniques, such as efficient building design and insulation, to reduce energy demand for heating, lighting, and ventilation. Energy efficiency is further enhanced with renewable and low carbon technologies, specifically air source heat pumps for domestic hot water and 53.5Kwp of roof-mounted photovoltaic (PV) solar panels. These technologies have been factored into the energy model, showing a 2.27% improvement over the 2021 Part L2 baseline and a 25-50% improvement over the 2013 standards, thereby exceeding Manchester's Core Strategy requirements.

The Ventilation Statement confirms that the strategy improves on the fundamental principles of the Building Regulations and will contribute to reducing the annual CO₂ emissions of the Proposed Development. The proposed development will incorporate energy reduction measures in the ventilation systems to reduce the carbon footprint of the site using heat recovery devices and energy efficient MEV fan selections. All fans and motors shall be specified to incorporate ECA accredited technology and appropriate controls

Sedum Roof Reduction

The consented roof plan relating to the new-build element of the development indicates the presence of sedum/ green roofs across the entire surface area of each roof. Upon a more detailed design review of the practicalities of such an installation it has become apparent that this would conflict with the desire to install solar photovoltaic panels and achieve a high-level of sustainability and self-sufficiency and also impede on access, escape and maintenance routes. To this extent it is proposed to reduce the area of sedum roof to allow for the installation of solar PVs and suitable access corridors. In order to ensure the development still delivers in terms of biodiversity net gain, planting at ground level has been enhanced as indicated on the supporting landscaping drawing (ref. 5938-OOB-ZZ-00-D-L-0001 P04). The application is also supported by an updated biodiversity net gain assessment metric which confirms that the development would deliver 22.7% net gain on the Site's existing biodiversity value.

Tree and Boundary Wall Works

It is proposed to fell the existing three trees located along the Site frontage and facing Moss Lane East. At the point of the original planning application being submitted two trees were categorised as Category C (low quality) with one being classed as Category B (moderate value). The supporting tree survey highlighted signs of their deteriorating condition. An updated tree survey has been submitted in support of this Section 73 application and has categorised two of the trees as Category C (i.e. low quality) and one as Category U value (i.e. unsuitable for retention). Given the relatively poor state of the trees and their limited value and contribution it is proposed to fell all three trees and replace with 6 no. semi-mature native species trees as shown on the supporting landscaping drawing (ref. 5938-OOB-ZZ-00-D-L-0001 P04).

The removal of the trees provides an opportunity to access the Site during the construction phase given feedback from Manchester City Council's Highways department which confirms that temporary closure of part of Parkfield Street and Heald Place will not be supported in order facilitate deliveries. The route of construction vehicles is shown below and is contained within the Construction Management Plan recently submitted to the Council (Rev 4 Dated 30/08/2024), which as noted will require the temporary removal of boundary wall at either end of the Site. Following completion of the development these segments of wall will be carefully reconstructed in accordance with the submitted methodology statement.

Proposed construction traffic route through site



The application also seeks to clarify that 22m of existing boundary wall onto Parkfield Street will be permanently removed given its conflict with the external wall of the new-build element of the consented scheme. This has always been the intention of the Applicant and is reflected on the approved general arrangements and site layout however the wall is erroneously shown as being retained on the western street scene elevation. The wall is not original to the listed building and confirming its removal is not considered to have any materially greater or lesser impact on the setting of the listed building.

In summary the proposed tree felling would not have a significant adverse environmental impact, and the proposed tree replacement would not only mitigate their loss but enhance the Site frontage and

further improve on-site biodiversity net gain. The temporary removal of front boundary wall is inconsequential in light of a commitment to reinstate, whilst the removal of the existing boundary wall on to Parkfield Street is simply put forward in order to rectify an inaccuracy on one of the approved drawings.

Internal Reconfiguration

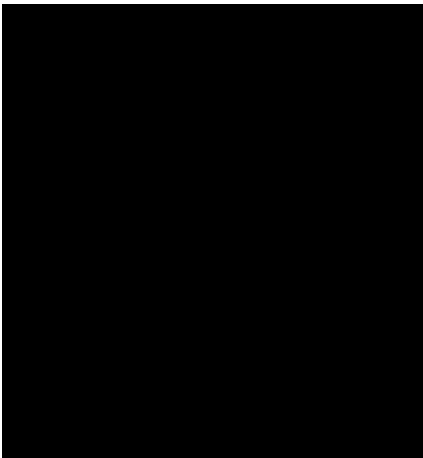
The proposed internal amendments comprise an adjustment to unit mix in order to provide a scheme which better reflects student market demands. The number of studio units in the new building is proposed to increase from 36 no. to 51 no. and the number and size of cluster flats is adjusted accordingly. The minor adjustment to the accommodation mix is proposed by simply replacing some of the en-suite bedrooms in the cluster flats with studio units, with the overall number of units in the scheme unchanged (i.e. 261 no. in total). The introduction of a studio unit within the southwest corner of the new build component (ground floor to sixth floor) requires the 'infilling' of a window where the internal bathroom pod is located.

SUMMARY

The proposed amendments are required for a range of reasons such as facilitating construction and buildability, regularising discrepancies on consented drawings and adhering to Building Regulations. Where amendments are proposed that affect the appearance of the consented scheme these are of high-quality design and any necessary mitigation has also been incorporated. To this extent it is considered that the proposed amendments continue to comply with the adopted Development Plan.

I trust that the above is in order for you to validate and determine the applications, but please do let me know if you have any specific questions.

Yours sincerely



Appendix 1: Schedule of Drawing Substitutions

Approved Drawing Name	Approved Drawing Ref	Amended Drawing Name	Amended Drawing Ref
Proposed Site Plan	2027-SBA-00-00-D-A-00110 P01	Site Plan	2027-SBA-00-00-D-A-00110 P02
Ground Floor Plan - Proposed	2027-SBA-01-00-D-A-01100 P03	Ground Floor Plan - Proposed	2027-SBA-01-00-D-A-01100 P04
Level 01 Plan - Proposed	2027-SBA-01-01-D-A-01101 P02	Level 01 Plan - Proposed	2027-SBA-01-01-D-A-01101 P01
Level 02 Plan - Proposed	2027-SBA-01-02-D-A-01102 P02	Level 02 Plan - Proposed	2027-SBA-01-02-D-A-01102 P03
Level 03 Plan - Proposed	2027-SBA-01-03-D-A-01103 P02	Level 03 Plan - Proposed	2027-SBA-01-03-D-A-01103 P03
Level 04 Plan - Proposed	2027-SBA-01-03-D-A-01104 P02	Level 04 Plan - Proposed	2027-SBA-01-03-D-A-01104 P03
Level 05 Plan - Proposed	2027-SBA-01-03-D-A-01105 Level 05 Plan - Proposed P02	Level 05 Plan - Proposed	2027-SBA-01-03-D-A-01105 P03
Level 06 Plan - Proposed	2027-SBA-01-03-D-A-01106 P02	Level 06 Plan - Proposed	2027-SBA-01-03-D-A-01106 P03
Level 07 Plan - Proposed	2027-SBA-01-03-D-A-01107 P02	Level 07 Plan - Proposed	2027-SBA-01-03-D-A-01107 P03
Level 08 Plan - Proposed	2027-SBA-01-03-D-A-01108 P02	Level 08 Plan - Proposed	2027-SBA-01-03-D-A-01108 P03
Level 09 (Roof) Plan - Proposed	2027-SBA-01-RF-D-A-01109 P01	Roof Level Plan - Proposed	2027-SBA-01-RF-D-A-01109 P02
Elevation West - Proposed	2027-SBA-02-EL-D-A-02301 P02	Elevation West - Proposed	2027-SBA-02-EL-D-A-02301 P03
Elevation South - Proposed	2027-SBA-02-EL-D-A-02302 P02	Elevation South - Proposed	2027-SBA-02-EL-D-A-02302 P03
Contextual Elevations North & South	2027-SBA-02-EL-D-A-02400 P02	Contextual Elevations North & South	2027-SBA-02-EL-D-A-02400 P03
Contextual Elevations East & West	2027-SBA-02-EL-D-A-02401 P02	Contextual Elevations East & West	2027-SBA-02-EL-D-A-02401 P03
N/A	N/A	Landscaping Plan	5938-OOB-ZZ-00-D-L-001 P04