

Jennifer Atkinson

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref: PP-14273774)

04 September 2025

Dear Jennifer

**Section 96a Application for Non-Material Amendments to Planning Permission 137399/FO/2023:
Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street,
Manchester.**

On behalf of our client, Kadans Science Partner 8 UK Ltd ('the Applicant'), please find enclosed an application made under Section 96a of the Town and Country Planning Act (as amended) for non-material amendments to the approved design of the life science building permitted under planning permission ref: 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). Permission was granted on 29th November 2024 for the following description of development:

Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings.

As you know we have been working closely with officers and the contractor of the scheme since the planning approval to discharge the necessary planning conditions in order for construction works to commence imminently, including a series of minor changes to the design to reflect the normal process of design development and deliverability.

For clarity, material provided as part of this planning application refers only to the approved sci-tech building and does not concern the separate student accommodation building.

The Proposed Amendments

Enclosed with this submission (as set out at Appendix I) is a set of revised plans to supersede those previously approved. The submitted plans are accompanied by a summary design report prepared by Sheppard Robson architects, (dated August 2025).

The revised plans seek to address a series of minor changes that have developed as the design of the development has progressed. These changes are summarised as follow:

Landscape Design Developments

- The informal play area design was updated.
- The Thornburn walk section was updated to include 5no. additional cycle stands, the footpath along the building and the lawn area was therefore widened.
- The seating next to the main entrance was relocated to suit accessibility requirements.
- The soft area towards Upper Brook Street was widened.
- The proposed tree number in Cottenham Street was reduced to comply with A&M minimum clear distances.
- The service yard entrance position was adjusted to ensure easy manoeuvring.
- The pedestrian gate was relocated.
- The fire escape path through the service yard was updated to suit the A&M strategy.

Ground Floor Design Developments

- Escape door sizes have been reviewed following coordination with the fire consultant.
- The cycle store layout and end of trip facilities have been reconfigured. Locker, cycle spaces and shower numbers have been updated.
- The back of house facade was updated following IDNO coordination (introduction of their compliant doors) and MEP coordination (louvred area was updated).
- Minimum changes to the café area to allow for a more flexible tenant fit-out.

First Floor Design Developments

- The glazed corner was replaced by a unitised facade panel.
- The entrance soffit material was defined as anodised aluminium.

Fifth Floor Design Developments

- Roof access door has been added to provide access from the atrium.
- The water plant room footprint slightly increased following MEP coordination.
- The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- The Level 05 parapet detail was developed.

Sixth Floor Design Developments

- The PV layout and the platform extent was optimised.
- A safety perimeter guardrail was added to the PV platforms.
- Two additional platforms have been added to comply with the A&M strategy.
- The piers directly above the atrium roof are to be flattened to allow for the minimum maintenance clearance.

Atrium Design Developments

- The Atrium roof was lowered one level, from Level 07 to Level 06.

- The atrium roof design was updated from sloped to a flat roof design. The atrium roof lights design was also updated.

Eight Floor Design Developments

- The safety guardrail around the Core overrun was added.
- The core overrun footprint was slightly increased following cladding and structure coordination.
- The future tenant flue zone was clarified, and flues have been included for illustrative purposes

Facade Design Developments

- Facade mullions to Thorburn Walk at Ground Floor and Level 01 level has increased from 2 to 3 per bay.
- The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- The piers in the North East Elevation directly above the atrium roof in Level 06 only are to be flattened to allow for the minimum maintenance clearance.
- The facade access and maintenance strategy was updated and replaced with a MEWP strategy at ground level.
- The glazing panes in the bay in the cafe closest to the cycle store has been updated from 2 to 3 panes, following design development.

The above changes have been discussed with planning officers at the Council ahead of submission.

Assessment

Planning Practice Guidance¹ is clear that there is no statutory definition of "non-material" and it is dependent on the context of the overall scheme. The summary table at Annex A² states that the Local Planning Authority, when considering if the amendment is material, *"must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted"*.

The proposed amendments will not require the reassessment of any additional information or environmental impacts, therefore, as agreed, the "effect of the change" is not considered to be material and it is on this basis that AshtonHale have submitted this application as non-material amendments to the current planning permission.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,

¹ Paragraph: 002 Reference ID: 17a-002-20140306, Revision date: 06 03 2014

² Accessible via: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/864175/Annex_flexible_options.pdf



AshtonHale Ltd

Enc. Table of Plans

Appendix I

Supporting Plans

Title	Ref	Author
August 2025 Design Development Updates Upper Brook Street Masterplan	UBS-SRA-XX-XX-RP-A-00101	Sheppherd Robson
General Arrangement - Sci-Tech Building Ground Floor Plan	UBS-SRA-ST-00-DR-A-02-500 P02	
General Arrangement - Sci-Tech Building First Floor Plan	UBS-SRA-ST-01-DR-A-02-501 P02	
General Arrangement - Life Sciences Second Floor Plan	UBS-SRA-ST-02-DR-A-02-502 P02	
General Arrangement - Life Sciences Third Floor Plan	UBS-SRA-ST-03-DR-A-02-503 P02	
General Arrangement - Life Sciences Fourth Floor Plan	UBS-SRA-ST-04-DR-A-02-504 P02	
General Arrangement - Life Sciences Fifth Floor Plan	UBS-SRA-ST-05-DR-A-02-505 P02	
General Arrangement - Life Sciences Sixth Floor Plan	UBS-SRA-ST-06-DR-A-02-506 P02	
General Arrangement - Life Sciences Seventh Floor Plan	UBS-SRA-ST-07-DR-A-02-507 P02	
General Arrangement - Life Sciences Eighth Floor Plan	UBS-SRA-ST-08-DR-A-02-508 P02	
External Envelope Sci-Tech South East Bay Study	UBS-SRA-ST-EE-DR-A-02-401 P02	
External Envelope Sci-Tech North East Bay Study	UBS-SRA-ST-EN-DR-A-02-400 P02	
External Envelope Sci-Tech South West Bay Study	UBS-SRA-ST-ES-DR-A-02-402 P02	
External Envelope Sci-Tech North West Bay Study	UBS-SRA-ST-EW-DR-A-02-403 P02	
General Arrangement - Sci-Tech Building Roof Plan	UBS-SRA-ST-R1-DR-A-02-509 P02	
Site Elevation Proposed - Cottenham Street: South East	UBS-SRA-ZZ-EE-DR-A-02-308 P02	
Site Elevation Proposed - Kincardine Road: North East	UBS-SRA-ZZ-EN-DR-A-02-306 P06	
Site Elevation Proposed - Upper Brook Street: South West	UBS-SRA-ZZ-ES-DR-A-02-307 P06	
Site Elevation Proposed - Thorburn Walk: North West	UBS-SRA-ZZ-EW-DR-A-02-311 P02	
Combined General Arrangement Cross Section AA	UBS-SRA-ZZ-SE-DR-A-02-320 P04	
Combined General Arrangement Cross Section BB	UBS-SRA-ZZ-SE-DR-A-02-321 P03	
Combined General Arrangement Long Section CC	UBS-SRA-ZZ-SN-DR-A-02-322 P02	
Landscape Illustrative Plan	0967-RFM-XX-00-DR-L-0002 P06	Re-form Landscape Architecture