AVISON YOUNG

11 York Street
Manchester
M2 2AW, United Kingdom
T: +44 161 228 1001
avisonyoung.com

Our Ref: 04C300015/EH/LS

Your Ref: PP-14012706

16 May 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 Development Ltd ('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 certain consented architectural plans with new drawings to amend details with regards to the facades, and internal layout arrangement. 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 internal and external amendments including widening the staircase, widening of escape doors, vent locations adjusted, and back painted spandrels painted to replace vents."*

Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

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**Proposed Amendments to Condition 2 (List of Approved Plans)**

This NMA application amends architectural plans as approved under Condition 2 of application 138294/FO/2023. The proposed changes are set out below and are required to comply with newly adopted British Standards (BS 9991:2024) Fire safety in the design, management and use of residential buildings (Code of Practice) which was published 27 November 2024:

1. Stair code widened by 1.055 metres to accommodate the required evacuation lift;
2. Final escape doors widened from 860mm to 1,200mm clear width;
3. Automatic Opening Vent (AOV) locations adjusted at level 1 – 4, to accommodate required lift evacuation; and,
4. Back painted spandrel panels replace AOVs at level 1-4 to accommodate evacuation lift

The proposed changes have resulted in minor changes to the layout and elevation plans, the following plans are being updated to reflect the changes:

- Proposed Site Plan (ref: 1441-22-DAY-XX-00-DR-A-04-0001, Revision B)
- Proposed Elevations (ref: 1441-22-DAY-XX-XX-DR-A-04-1001, Revision B)
- Proposed Floor Plans - Sheet 1 (ref: 1441-22-DAY-XX-XX-DR-A-04-0002, Revision E)
- Proposed Floor Plans - Sheet 2 (ref: 1441-22-DAY-XX-XX-DR-A-04-0003, Revision E)

**Planning Assessment**

The proposed changes are required to comply with the newly adopted British Standards (BS 9991:2024) Fire safety in the design, management and use of residential buildings (Code of Practice) which was published 27 November 2024. Minimal amendments to the internal layout are proposed to ensure the up-to-date guidance is adhered to. Likewise with external elevations, only minor changes are proposed to the overall design and scale of the façade.

General elevation updates, which show the minor design changes, are set out in Section 3.0 in the supporting Plymouth Grove, Ardwick BS9991 Update Report, prepared by DAY Architectural (dated May 2025). All proposed changes sought through this NMA are required to comply with up-to-date guidance in relation to fire safety and design (BS 9991:2024).

As such, 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:

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*"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 A*~~

~~*DAY-XX-XX-DR-A-04-0002 Rev A*~~

~~*DAY-XX-XX-DRA-04-0003 Rev A*~~

~~*DAY-XX-XX-DR-A-04-1001 Rev A*~~

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

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

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

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

*DAY-XX-XX-DR-A-04-1002 Rev A*

*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, Ardwick (BS9991 Update Report, Rev B);
- 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-14012706). 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,

[redacted]

**Larna Smith**
**Senior Planner**

[redacted]

**For and on behalf of Avison Young (UK) Limited**

**Enc. Drawing Schedule**

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## Drawing Schedule

| DRAWING TITLE | APPROVED PLAN REFERENCE (TO BE SUPERSCEDED) | UPDATED DRAWING REFERENCE FOR APPROVAL (NMA / SECTION 96(A)) |
|---|---|---|
| Proposed Site Plan | 1441-22-DAY-XX-00-DR-A-04-0001, Rev A | 1441-22-DAY-XX-00-DR-A-04-0001, **Rev B** |
| Proposed Elevations | 1441-22-DAY-XX-XX-DR-A-04-1001, Rev A | 1441-22-DAY-XX-XX-DR-A-04-1001, **Rev B** |
| Proposed Floor Plans - Sheet 1 | 1441-22-DAY-XX-XX-DR-A-04-0002, Rev A | 1441-22-DAY-XX-XX-DR-A-04-0002, **Rev E** |
| Proposed Floor Plans - Sheet 2 | 1441-22-DAY-XX-XX-DR-A-04-0003, Rev A | 1441-22-DAY-XX-XX-DR-A-04-0003, **Rev E** |
| **For Reference Only** | | |
| Plymouth Grove BS9991 Update Document | | |