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28 April 2025

Dear Angela

PLANNING APPROVAL REF: 132626/FO/2022

NMA REF 142675/NMC/2025

48 STORE STREET MANCHESTER M1 2WA

NON-MATERIAL AMENDMENT TO APPLICATION REF 132626/FO/2022 TO ENABLE THE INTRODUCTION OF A SECOND STAIRCASE TO ENABLE COMPLIANCE WITH THE BUILDING SAFETY ACT (BSA) AND ASSOCIATED INTERNAL ALTERATIONS.

This letter replaces and updates the earlier covering letter (dated 10th April) submitted with the NMA application.

The application is made under Section 96a of the Town and Country Planning Act for the approval of non-material amendments to approval 132626/FO/2022.

As you are aware planning approval 132626/FO/2022 expires in December 2025. A number of pre-commencement conditions are to be discharged prior to a start on site and, as I understand, my client has explained a number of changes are likely to be proposed shortly, including reducing some of the overly large apartments to better match market requirements and thereby increasing the overall number of units (whilst of course meeting and exceeding space standards).

As a first step however as we have discussed, this non-material amendment application is submitted to enable the introduction of a second staircase. This is needed, amongst other things, to meet my client's funder requirement and is a pre-requisite for further design development and spend on the project. Approval of an appropriate NMA is therefore a matter of some urgency and approval is needed in the near future to enable the further work required to be undertaken to enable a lawful start in December.

As discussed, the unit mix is to remain as the approved at this stage, namely 54 apartments with 16 one-bed, 2 studios, 33 two bed and 3 three bed. A revised set of plans which replace those previously submitted is as follows:

Proposed Ground Floor - Ref 25-008 DR-01-100 Rev A

Proposed First Floor - Ref 25-008 DR-01-101 Rev A

Proposed Second Floor Plan - Ref 25-008 DR-01-102 Rev A

Proposed 3rd Floor to 13th Floor - Ref 25-008 DR-01-103, Rev A

Proposed 14th Floor to 15th Floor and Roof Plan DR-01-104 Rev A

Approved and Proposed Elevations (Elevation AA) 25-008 DR-01-105

In summary the proposed changes are as follows:

1. The introduction of a second staircase.
2. Relocation of the bin store.
3. Creation of shared communal / co-working space to ground floor creating active frontage / natural surveillance and associated non-material changes to the Store Street elevation, namely the replacement of louvred doors with full height aluminium glazing to the communal space.
4. Revised arrangements for the service risers, first floor and above.

I can confirm that the number of bike racks remains the same as in the approved scheme, namely 57. The lift shafts on the proposed revised plans are shown as 2000mm by 2000mm, those previously approved where 1900mm x 2100mm. I am advised by the architect (Four Architects) that the layouts have been reviewed in the light of the M1 Piccadilly Fire Statement and that the principles of layout, water supplies for firefighting purposes and access for fire appliances remain unchanged but of course remain subject to Building Regulations and now the requirements of the Building Safety Act.

There are no other changes to the internal layout or external appearance at this stage (however, as noted earlier my client does wish to discuss further changes likely comprising the increase of units from 54 units to 67 units once full project funding is in place post approval of this NMA for a second staircase).

The amendment sought is to the list of approved drawings in Condition 2(b). The currently approved drawings, to be replaced and those sought to be approved as replacements through this NMA are as follows:

Approved Plans	Proposed Replacement Plans subject to this NMA
05868 B102 2200 Rev J Proposed General Arrangement Plans - Ground Floor	Proposed Ground Floor - Ref 25-008 DR-01-100 Rev A
05868 B1 02 2201 Rev G Proposed General Arrangement Plans - First Floor	Proposed First Floor - Ref 25-008 DR-01-101 Rev A
05868 B1 02 2202 Rev F Proposed General Arrangement Plans - 2nd Floor	Proposed Second Floor Plan - Ref 25-008 DR-01-102 Rev A
05868 B1 02 2203 Rev 0 Proposed General Arrangement Plans - 3rd-13th Floor	Proposed 3rd Floor to 13th Floor - Ref 25-008 DR-01-103, Rev A

05868 B1 02 2214 Rev A Proposed General Arrangement Plans 14th, 15th & Roof	Proposed 14th Floor to 15th Floor and Roof Plan DR-01-104 Rev A
Elevation AA (Store Street) 05868 B1 04 2201 E	Approved and Proposed Elevations (Elevation AA) 25-008 DR-01-105

I trust you concur that the proposed amendments to floorplans are non-material and can be approved in the near future.

As you know is some urgency to this approval and so your early attention to this matter would be appreciated.

Yours sincerely



Peter Tooher
Executive Director