

Steven McCoombe
Planning
Manchester City Council
PO Box 532
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M60 2LA

17th January 2025

Submitted via Planning Portal (ref: PP-13703635)

Dear Steven

Application for the Approval of a Non-Material Amendment to 138100/JO/2023: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application made under Section 96A of the Town and Country Planning Act 1990 to make a non-material amendment to Condition 2 of planning permission 138100/JO/2023 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to the approved plans.

The permission was originally granted on 17th March 2023 with the reference 135848/FO/2022 and subsequently varied through the Section 73 approval dated 13th November 2023. The description of development reads:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

The Proposed Amendments

Enclosed with this submission is a set of revised plans to supercede those previously approved, as set out in the table appended to this letter.

Two additional bedrooms are proposed - one additional GF cluster bedroom in Building 3 and one additional GF studio bedroom in Building 4. This will take the overall total bedrooms from 319 to 321. In both cases, the additional bedrooms are in place of plant spaces, which, following detailed design development of the plant strategy by the M&E specialist subcontractor, can be reduced in size from that originally envisaged at planning stage.

A number of minor design amendments are also proposed which are listed below:

St Gabriel's & Chapel

- Louvre size and height changes to West elevation (laundry room) and North elevation (private dining room).
- Glazing to plant room on South elevation change from clear to opaque. The room was previously ancillary space however through detailed coordination the incoming services was better located to this room.
- Final escape door from amenity space on North elevation change from double doorset to single door.
- Door design to single door on inside East elevation and double doorset on inside West elevation change through further detailed coordination with specialist subcontractor.
- Windows on inside South elevation to private dining room omission of single mullion to full glazed pane.
- Windows on South and inside East elevations change from bottom hung, hinged opening to sash.
- 3 no. air bricks to Chapel north elevation (serving cleaner's store & amenity space WCs).
- Roof AOV to Stair 01 and library change from solid hatch to glazed hatch.
- External plant enclosure double doorsets reduced from 2no. to 1no. double doorset.
- External plant enclosure decorative perforated panels to West and East elevation changed to standard mesh panels. The main, North, elevation facing onto the pathway retains the original decorative perforated panel design.

Woodthorpe

- Additional window AOVs that are side hung, outward opening. They were previously either bottom hung or fixed windows.
- Glazing in studio entrance doors change from clear to opaque glazing for privacy and change to door design through further detailed coordination with specialist subcontractor.

Building 03 (West)

- Fire rated window to inside South elevation change to omit perforated panel over purge vent to achieve the fire performance. Purge vent will be on a restrictor.
- Louvre on North elevation serving plant room change to glazed window with perforated panel as a result of reduced plant room and an additional bedroom added.
- 2no. air bricks serving cleaner's store. One located on West elevation on GF and one on inside South elevation on L03.

Building 04 (East)

- Louvre on inside South elevation serving plant room change to glazed window with perforated panel as a result of reduced plant room and an additional bedroom added.
- 2no. Air brick serving cleaner's store. One located on East elevation on GF & and one on inside South elevation on L03.

Bin/Bike Enclosure

- 4 no. double doorsets reduced to 2no double doorsets.
- Roof to bin store omitted, roof to bike store remains.
- Decorative perforated panels to West and East elevations changed to standard mesh panels. The main, South, elevation facing onto the pathway retains the original decorative perforated panel design.
- Height of perforated/standard mesh panels to bin store reduced to match height of existing boundary wall.

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*".

It is considered that the very minor increase in the number of bedrooms wouldn't materially change the conclusions of any of the technical assessments that supported the original application.

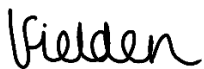
Along with the proposed design changes, the amendments will not require the reassessment of any additional information or environmental impacts, therefore, as agreed, the "*effect of the change*" is not considered to be 'material' and it is on this basis that AshtonHale have submitted this application.

Summary

In summary, the "effect of the change" of the proposed amendments is non-material, and the amendments proposed are in order to allow for construction and maintenance. The amendments to the approved plans are required to enable the development site to come forward and contribute to MCC's supply of residential accommodation in the quickest timescale.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



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Associate Director

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AshtonHale Ltd

Enc. Table of Submitted Plans

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

Submitted Revised Plans

Drawing Title	Drawing No.	Revision
St. Gabriel's & Chapel - Proposed North & East Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-001	P03
St. Gabriel's & Chapel - South & West Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-002	P03
St. Gabriel's & Chapel - Inside East & Inside West Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-003	P03
St. Gabriel's & Chapel - ASHP & Generator Proposed Drawings	10349-SHP-Z1-A-B5D8-G200-EL-XX-004	P02
St. Gabriel's & Chapel - Proposed Ground Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-00-001	P02
St. Gabriel's & Chapel - Proposed First Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-01-001	P02
St. Gabriel's & Chapel - Proposed Second Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-02-001	P02
St. Gabriel's & Chapel - Proposed Lower Ground Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-LG-001	P02
St. Gabriel's & Chapel - Proposed Roof Plan	10349-SHP-Z1-A-B5D8-G200-PL-RF-001	P03
Woodthorpe - Proposed North & East Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-001	P03
Woodthorpe - South & West Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-002	P03
Woodthorpe - Inside East & Inside West Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-003	P03
Woodthorpe - Proposed Ground Floor Plan	10349-SHP-Z2-A-B5D8-G200-PL-00-001	P02
Building 03 (West) - Proposed East Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EE-001	P03
Building 03 (West) - Proposed North Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EN-001	P03
Building 03 (West) - Proposed Inside North Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EN-002	P03
Building 03 (West) - Proposed South Elevation	10349-SHP-Z3-A-B5D8-G200-EL-ES-001	P03
Building 03 (West) - Proposed Inside South Elevation	10349-SHP-Z3-A-B5D8-G200-EL-ES-002	P03
Building 03 (West) - Proposed West Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EW-001	P04
Building 03 (West) - Proposed Ground Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-00-001	P02
Building 04 (East) - Proposed East Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EE-001	P04
Building 04 (East) - Proposed North Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EN-001	P04
Building 04 (East) - Proposed Inside North Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EN-002	P04
Building 04 (East) - Proposed South Elevation	10349-SHP-Z4-A-B5D8-G200-EL-ES-001	P04
Building 04 (East) - Proposed Inside South Elevation	10349-SHP-Z4-A-B5D8-G200-EL-ES-002	P04
Building 04 (East) - Proposed West Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EW-001	P04
Building 04 (East) - Proposed Ground Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-00-001	P02