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10 March 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Boddingtons: Application for Non-Material Amendment to Planning Permission 137941/FO/2023 (12 March 2024)

Please find enclosed an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendments ("NMA") to Planning Permission Ref. 137941/FO/2023 (12 March 2024) to introduce an amendment to the accessible parking spaces and layby on College Road to be provided as part of the consented scheme ("the Application") and also some minor design amendments as a result of further design development.

The Applicant is John Graham Construction Limited ('the Applicant').

The Site

The Site comprises part of the former Boddingtons Brewery Site - now demolished – to the north of Manchester City Centre. It compromises of 0.5ha of vacant land bounded by the Travelodge and surface level carparking to the north, the under construction Waterhouse Gardens scheme to the east, College Road and Manchester College to the south, and Bury New Road to the west.

Background

Planning Permission Reference 137941/FO/2023 approved the following description of development on 12 March 2024:

"Erection of two buildings part 29, 25 and 20 storeys and 12 storeys to create a mixed-use development comprising 505 residential apartments (Use Class C3a) with commercial uses (Use Class E) provided at the ground floor level, together with public realm including courtyard pocket, cycle parking, accessible parking spaces, access arrangements, and other associated works."

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Amendments are needed to the approved scheme in relation to the accessible parking bays and layby – both sited along College Road. The location of these elements as shown on the approved drawings lie beyond the Applicant's ownership boundary and as a result, an alternative solution has been designed to accommodate these within the Applicant's ownership to allow these spaces to be delivered as part of the development.

There are also some minor design changes as a result of further design development on the elevational design, these are set out in further detail below.

Proposed Description of Development

The proposed Description of Development of this Application is as follows:

"Non-material amendment to Planning Permission 137941/FO/2023 to vary the approved layout plans to in relation to increase to the lift overrun; façade changes; and alternative layout for the accessible parking spaces and the removal of the layby on College Road."

The proposed amendments were discussed with the Case Officer at Manchester City Council in a virtual meeting on 4 June 2024 where it was agreed that the amendments could be progressed via an NMA application under S.96a of the Town and Country Planning Act 1990.

A second meeting on 03 December 2024, the additional detail design changes including were presented, and it was agreed via email correspondence on 21 January 2025 that all changes could be progressed via an NMA.

Proposed Non-Material Amendments

The following amendments are proposed on College Road:

- Location of the Accessible Parking Bays – to relocate these bays to fully within the Applicant's ownership, the parking bays have been rotated 90o and positioned against the College Road elevation and the total number of spaces has been reduced to four to maintain the existing door arrangements within this façade, as well as to avoid any impacts on tree planting.

- College Road Layby – this has been removed and the strategy will be the use of the courtyard access as a loading/unloading area as well as a turning facility for larger vehicles using the shared access (College Road).

- In addition to the above, the revised layout has been updated to incorporate an automatic road barrier to control access to College Road (which will be jointly controlled by the Applicant and the adjoining users).

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Curtins have tested these alternative solutions and the accompanying Access Strategy to this submission illustrates that the revised arrangements can suitably accommodate future servicing, delivery and emergency vehicles, and that the parking provision has also been demonstrated to be accessible. On this basis, the proposed alterations to the site access strategy are considered acceptable in highways and transportation terms.

In addition, the following changes are proposed, these are set out in detail within the Amendment pack prepared by Assael Architecture, submitted alongside this application.

- Lift overruns on B1 increased by 1m in height to suit high-speed lifts, and 75mm (1 brick) increase to building B1 height to allow for roof terrace build-up; and
- Minor changes to the façade, including:
    - Louvres have been added above some openings to coordinate with ventilation requirements, including above the cycle store openings on the courtyard side;
    - Window opening type flipped in orientation to better suit pattern on elevation and internal apartment layout;
    - Doors widened to suit building regulations & employer's requirements (doors to stairs for emergency access & egress & refuse stores); and
    - Parapet height to B2 roof terrace to be reduced to be more consistent with other parapet heights on the project.
- Changes to the ground floor layout to reflect occupier requirements, including previously designated plant space converted to flexible use within the commercial unit.

The amendments above result the approved arrangement plans listed within Conditions 2 (Approved Drawings); 14 (Window soffit/ reveal details); 19 (Landscaping) and 54 (Louvre Strategy) needing to be updated to show the amended design.

In addition, Conditions 22, 25, 26, 31, 32, 33, 34, 39, and 43 should be updated to reflect the revised plans, however the requirements of these conditions will not be impacted by the revised layouts.

These plan substitutions are set out in the table at Appendix A.

Summary

The proposed amendments in this NMA Application will not materially change the consented scheme approved under the Planning Permission Ref. 137941/FO/2023. The

approach to this NMA Application has been agreed in principle with the Local Planning Authority and in advance of application submission.

Application Submission

This application for a NMA comprises this Covering Letter and the following documentation:

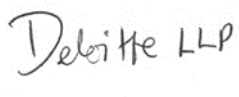
- Application Form and Notices prepared by Deloitte;
- Amendment pack prepared by Assael Architecture;
- Updated Plans and Drawings prepared by Curtins; Assael Architecture and Exterior Architecture (as outlined within Appendix A); and
- Supporting Access Strategy (July 2024) prepared by Curtins.

The Application has been submitted via the Planning Portal under Reference: PP-13387758. The application fee of £293 (in addition to the prerequisite Planning Portal service charge) will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Eithne Fitzgerald (0161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely



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Appendix A – Drawing Substitution

Drawing Name	Approved Drawing Reference	New Drawing Reference
Ground Floor Landscape Layout	DN0107-EXA-ZZ-0G-DR-L-00101 P02	DN0107-EXA-ZZ-GF-DR-L-00101 **P08**
Ground Floor Layout	A3564-ASA-ZZ-GF-DR-A-0200 P11	A3564-ASA-XX-XX-DR-A-0200 **P12**
Floors 01-11 GA Plan	A3564-ASA-ZZ-ZZ-DR-A-0201 P11	DN0107-ASL-XX-XX-DR-A-0201 **P12**
Level 12-19 GA Plan	A3564-ASA-ZZ-ZZ-DR-A-0202 P02	A3564-ASA-XX-XX-DR-A-0202 **P03**
Level 20-24 GA Plan	A3564-ASA-ZZ-ZZ-DR-A-0203 P02	A3564-ASA-XX-XX-DR-A-0203 **P03**
Level 25 GA Plan	A3564-ASA-ZZ-25-DR-A-0204 P02	A3564-ASA-XX-XX-DR-A-0204 **P03**
Level 26-28 GA Plan	A3564-ASA-ZZ-ZZ-DR-A-0205 P02	A3564-ASA-XX-XX-DR-A-0205 **P03**
Roof level GA Plan	A3564-ASA-ZZ-RF-DR-A-0206 P05	A3564-ASA-XX-XX-DR-A-0206 **P06**
Section AA	A3564-ASA-XX-XX-DR-A-0300 P07	A3564-ASA-XX-XX-DR-A-0300 **P08**
Section BB	A3564-ASA-XX-XX-DR-A-0301 P07	A3564-ASA-XX-XX-DR-A-0301 **P08**
Section CC	A3564-ASA-XX-XX-DR-A-0302 P07	A3564-ASA-XX-XX-DR-A-0302 **P08**
Section DD	A3564-ASA-XX-XX-DR-A-0303 P07	A3564-ASA-XX-XX-DR-A-0303 **P08**
North Elevation	A3564-ASA-XX-XX-DR-A-0400 P08	A3564-ASA-XX-XX-DR-A-0400 **P09**

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Drawing Name	Approved Drawing Reference	New Drawing Reference
West Elevation	A3564-ASA-XX-XX-DR-A-0401 P08	A3564-ASA-XX-XX-DR-A-0401 **P09**
South Elevation	A3564-ASA-XX-XX-DR-A-0402 P07	A3564-ASA-XX-XX-DR-A-0402 **P08**
East Elevation	A3564-ASA-XX-XX-DR-A-0403 P08	A3564-ASA-XX-XX-DR-A-0403 **P09**
Internal East Elevation	A3564-ASA-XX-XX-DR-A-0404 P08	A3564-ASA-XX-XX-DR-A-0404 **P09**
Internal West Elevation	A3564-ASA-XX-XX-DR-A-0405 P08	A3564-ASA-XX-XX-DR-A-0405 **P09**
Bay Study 01 – Typical Bay	A3564-ASA-XX-XX-DR-A-0500 P04	A3564-ASA-XX-XX-DR-A-0500 **P05**
Bay Study 02 – Portal Courtyard Entrance	A3564-ASA-XX-XX-DR-A-0501 P04	A3564-ASA-XX-XX-DR-A-0501 **P05**
Bay Study 03 – Top Parapet Roof	A3564-ASA-XX-XX-DR-A-0502 P04	A3564-ASA-XX-XX-DR-A-0502 **P05**
Bay Study 04 – GF Bay Commercial Space.	A3564-ASA-XX-XX-DR-A-0503 P04	A3564-ASA-XX-XX-DR-A-0503 **P05**