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Planning
Manchester City Council
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Albert Square
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Submitted via Planning Portal (ref: PP-13694071)

14th January 2025

Dear Jennifer

Application for the Approval of Non-Material Amendments to 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

Non-Material Amendments to Purpose Built Student Accommodation (PBSA) Building Only (referred to as Plot C)

On behalf of our client, McLaren Property (UBS 1) Ltd ('the Applicant'), please find enclosed an application made under Section 96a of the Town and Country Planning Act 1990 to make non-material amendments to Condition 2 of planning permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'), which lists the approved plans. The 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

The Proposed Amendments to the PBSA Building (Plot C)

As discussed in our recent meetings, a number of amendments are now sought to the approved design of the PBSA building and associated public realm since the resolution to grant received at the Planning & Highways Committee in January 2024. The changes sought within this application relate **only** to the PBSA building and its immediate public realm that will be developed by the Applicant, with no changes proposed in this application to the separate life sciences building (and public realm) being brought forward by Kadans Science Partner.

The changes proposed are all minor and result from the natural progression of the detailed design as the architecture has been developed further through the RIBA workstages following the submission of the planning application, with a focus on quality and deliverability.

The principal design changes that are sought as part of this application can be summarised as follows:

1. Building / Floor to Floor height discussion
2. For quality, pre-cast facade
3. Refined structural design
4. MEP strategies
5. Design Development
6. Landscape

A high level summary of each element is set out below, with further details provided in the 'Design Development Supporting Document' prepared by Sheppard Robson Architects, which forms part of this application.

Building / Floor to Floor Heights

Further discussions with funders of the development have indicated a move towards stipulating the use of A1-rated products for the external fabric only, an uplift from A2 or better envisaged at the planning application stage. The consequence of this is an increase in the thickness of roof insulations and subsequently increases in parapets. The design team have challenged the design to explore opportunity to reduce the floor to floor heights by 1no. brick. This has enabled the overall building height to be lowered by up to 1.38m.

Pre-Cast Facade

The design proposes a pre-cast facade solution due to the ability to utilise factory conditions for quality control and improve high level workmanship / health & safety. The design has developed with a specialist pre-cast facade manufacturer with a focus on quality detailing and working with the pre-cast design parameters.

Refined Structural Design

The structural frame design has been enhanced to improve the efficiency of the frame and limit its internal spatial impact. The result of the refinement is a reduction in the extent of concrete and re-enforcement improving the sustainability. There is no outward impact from the structural amendments, however, there have been amendments to the approved plans.

MEP Strategies

The building services have evolved with a focus on sustainability and efficiency. Whilst the majority of these changes have no outward appearance the main impact has been a reduction of the ground floor plant area and roof level internal plant areas. This has enabled an increase in provision of student amenity space.

Landscape

A series of minor consequential changes have also been necessary to the landscape and public realm associated with the PBSA building, which are summarised below:

- Ground level: Updated planting bed layout at the northern part of the play area.
- Ground level: Amended planting at the northern part of the play area.
- Ground level: Amended the type of trees, although the quantum remains the same.
- Ground level: Included door barrier for all swing outward doors.
- Level 01: Amended the planting area.
- Level 01: Amended the type of trees, although the quantum remains the same.

- Level 01: Installed a strip of hard paving, 500mm minimum around all buildings for fire safety requirement.
- Level 01: Included door barrier for all swing outward doors.

This NMA Application

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, the "effect of the change" is not considered to be material and it is on this basis that AshtonHale have submitted this application for non-material amendments. Officers have also confirmed that the proposed amendments are considered non-material as part of our pre-application discussions.

This application is, therefore, supported by the following information:

- This covering letter prepared by AshtonHale;
- A 'Design Development Supporting Document' prepared by Sheppard Robson Architects to explain the proposed architectural changes;
- An updated set of plans prepared by Sheppard Robson Architects architects to replace those included within Condition 2 of the decision notice, with a revised drawing schedule enclosed;
- The following *new* landscape plans relating only to the landownership of McLaren Property (UBS 1) Ltd, which should be added to Condition 2 and supersede the details within those areas previously covered by the previously approved plans in Condition 2 of the decision notice:
 - MAUBS-RFM-XX-00-DR-LS-0101-S4-P03-GF - 'Public Realm General Arrangement' - provides the amended design relating to the Applicant's landownership previously covered by approved plan ref: 0967-RFM-XX-00-DR-L-0001-P02-Landscape General Arrangement.
 - MAUBS-RFM-XX-00-DR-LS-0103-S4-P02-GF - 'Public Realm Planting Strategy' - provides the amended design relating to the Applicant's landownership within approved plan ref: 0967-RFM-XX-00-DR-L-0005-P02-Planting Strategy
 - MAUBS-RFM-XX-00-DR-LS-0106-S4-P01- 'Detailed Planting Plan 01 of 02' - provide the amended design relating to the Applicant's landownership previously covered by approved plan ref: 0967-RFM-XX-00-DR-L-0005-P02-Planting Strategy
 - MAUBS-RFM-XX-00-DR-LS-0107-S4-P01- 'Detailed Planting Plan 02 of 02' - provide the amended design relating to the Applicant's landownership previously covered by approved plan ref: 0967-RFM-XX-00-DR-L-0005-P02-Planting Strategy
 - MAUBS-RFM-XX-01-DR-LS-0104-S4-P05-Level 01 - 'Roof Terrace General Arrangement' - provides the amended design relating to the Applicant's landownership previously covered by approved plan ref: 0967-RFM-XX-00-DR-L-0006-P02-Level 01 Roof Terrace

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

Assessment

As set out above, since the planning application received a resolution to grant, the detailed design of the proposed PBSA building and its associated landscaping has continued. The changes now proposed are all minor and result from the natural progression of the detailed design as the architecture has been developed further through the RIBA workstages, with a focus on quality and deliverability. These have been discussed in detail with planning officers prior to submission of this application, with an agreement that they represent non-material changes to the approved design.

It is our view that the proposed amendments would not affect, or necessitate an update, to the conclusions of any of the supporting documents that were considered and approved under the current planning permission. In addition, there are no changes to the Development Plan or material planning circumstances since the grant of that consent that would need to be considered in determining this application.

The amendments proposed will all assist in the delivery of a high-quality PBSA building in line with the aspirations of the approved planning permission.

Summary

In summary, it is considered that the proposed amendments are non-material, and the amendments proposed have been prior agreed with MCC. The amendments to the approved plans are as a result of the detailed design progressing through the RIBA workstages and all focus on improving quality and deliverability.

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 contact me.

Yours sincerely,

Neil Lucas

Director

AshtonHale Ltd

Enc. Appendix 1 – Updated Drawing Schedule by Sheppard Robson