

11th February 2025

Our Ref: 2022.025



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Planning
Growth and Development
Manchester City Council
P O Box 532
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To whom it may concern,

**Re: S.96A & S.19 APPLICATIONS FOR AMENDMENTS TO CONSENTS REFS.
135818/JO/2022 AND 135825/JO/2022 AT SITE BOUND BY BENDIX STREET TO THE
NORTH EAST, CHADDERTON STREET TO THE SOUTH EAST, GOULDEN STREET TO
THE SOUTH WEST AND CROSS KEYS STREET TO THE NORTH WEST.**

This Covering Letter has been prepared on behalf of the applicant, Peelers Estates Ltd, to support the submission of applications under Sections 96A and 19 Town and Country Planning Act 1990 (as amended).

The amendments proposed are to improve buildability for the applicant.

The application under Section 96A seeks to make non-material amendments (NMAs) to planning consent ref. 135818/JO/2022, which was granted on 25th July 2023 for:

Variation to condition 2 (Specified Plans) attached to planning permission 125678/FO/2019 (as amended by 135824/NMC/2022 and 132284/NMC/2021) to make internal reconfigurations associated with the increase in the number of apartments, and omit the commercial element, together with associated elevational alterations

It is proposed to amend the description of development as follows:

Variation to condition 2 (Specified Plans) attached to planning permission 135818/JO/2022 to make internal reconfigurations associated with the increase in the number of apartments, together with associated elevational alterations.

The current NMA application seeks to increase the number of units from 81 to 82. It is also proposed to amend architectural drawings approved by condition 2 (Specified Plans).

The application under Section 19 seeks to vary conditions attached to of listed building consent ref. 132536/JO/2021, which was granted on 25th July 2023 for:

Variation to planning condition 3 (Specified Plans) associated with Listed Building Consent 132536/JO/2021 to make internal reconfigurations associated with the increase in the number of apartments together with associated elevational alterations

It is proposed to amend the description of development as follows:

Variation to conditions 3 (Specified Plans), 8 (Cast Iron Columns), 11 (Bendix Street Elevation), 12 (Vertical Fins) and 13 (Windows and Doors) attached to planning permission 135825/JO/2022 to make internal reconfigurations associated with the increase in the number of apartments, together with associated elevational alterations.

Conditions 3, 8, 11, 12 and 13 refer to drawings which the current application is seeking to supersede. The drawing references in these conditions should therefore also be amended for consistency.

The requisite planning application fee (£293.00) has been paid online via the planning portal (Ref. PP-13752583).

The application is supported by the following plans, prepared by Tim Groom Architects:

Plan	Drawing No.	Proposed Revision	Currently Approved Revision
Ground Floor Plan	0321-TGA-XX-00-DR-A-0300	PA3	PA2
First Floor Plan	0321-TGA-XX-01-DR-A-0301	PA3	PA2
Second Floor Plan	0321-TGA-XX-02-DR-A-0302	PA2	PA1
Third Floor Plan	0321-TGA-XX-03-DR-A-0303	PA2	PA1
Fourth Floor Plan	0321-TGA-XX-04-DR-A-0304	PA2	PA1
Fifth Floor Plan	0321-TGA-XX-05-DR-A-0305	PA2	PA1
Sixth Floor Plan	0321-TGA-XX-06-DR-A-0306	PA2	PA1
Seventh Floor Plan	0321-TGA-XX-07-DR-A-0307	PA2	PA1
Eighth Floor Plan	0321-TGA-XX-08-DR-A-0308	PA2	PA1
Mezzanine Floor Plan	0321-TGA-XX-XX-DR-A-0309	PA3	PA2
Roof Level Floor Plan	0311-TGA-XX-XX-DR-A-0311	PA1	-
GA Section AA	0321-TGA-XX-XX-DR-A-0401	PA2	PA1
GA Section BB	0321-TGA-XX-XX-DR-A-0402	PA2	PA1
GA Section CC	0321-TGA-XX-XX-DR-A-0403	PA2	PA1
GA Section DD	0321-TGA-XX-XX-DR-A-0404	PA2	PA1
GA Section EE	0321-TGA-XX-XX-DR-A-0405	PA2	PA1
Goulden Street Elevation	0321-TGA-XX-XX-DR-A-0501	PA3	PA2
Chadderton Street Elevation	0321-TGA-XX-XX-DR-A-0502	PA2	PA1
Cross Keys Street Elevation	0321-TGA-XX-XX-DR-A-0503	PA2	PA1
Bendix Street Elevation	0321-TGA-XX-XX-DR-A-0504	PA2	PA1

Courtyard Elevations – Goulden	0321-TGA-XX-XX-DR-A-0505	PA2	PA1
Courtyard Elevations – Chadderton	0321-TGA-XX-XX-DR-A-0506	PA2	PA1

The application is also supported by the Document **Peelers Yard, Manchester: Non-material Amendment** (0321-TGA-XX-XX-RP-A-FI_10_10_05-95001 P02), prepared by Tim Groom Architects.

Proposed Amendments

The 'Peelers Yard, Manchester: Non-material Amendment' Document, prepared by Tim Groom Architects, visualises the proposed changes. The following changes, numbered 1 to 13, follow the same numbering as set out within the said document.

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

Proposed is an additional one unit which, when considered against the scale of the extant consent, is a non-material change. The additional apartment is a duplex and will be added at level 07. The number of 2 bed duplexes will increase from 7no. to 11no., whilst number of 2 bed apartments reduces from 42no. to 39no. This will be a loss of 1no. 2 bed 4 person units and a gain of 2no. 2 bed 3 person units. The design change to the roofline will not materially change the overall appearance of the building. Pages 20 and 21 of the 'Peelers Yard, Manchester: Non-material Amendment' Document, prepared by Tim Groom Architects, sets out the approved and proposed accommodation schedules.

2. Parapet raised by 600mm to ensure suitable protection from falling on terraces with ridge line raised similarly.
3. The porthole window size has been reduced to allow for better internal composition.
4. The perforated side panel to the windows has increased along Bendix Street to meet purge ventilation requirements.
5. Rooflight dimensions facing onto Bendix Street have increased to align with the windows and perforated panels below.
6. Banding at level 01 has changed from an aluminium c-channel to a soldier course of brick to improve the architectural composition.

7. Stairs to the lower ground apartments have been extended to provide sufficient access from the courtyard. A guarding rail has been added for fall protection.
8. The curtain walling to Goulden Street entrance has been adjusted to accommodate the dry riser inlet and structural design.

These changes are considered to be de minimis. Changes 2, 4, 7 and 8 are to ensure the building is operationally safe and functional.

9. A residents dining room has been added at level 01 to increase amenity space.

The introduction of a private dining room for residents to use is in line with Policies JP-P1 (contributes to an indoor environment with a high level of amenity) and DM1 (providing adequate internal accommodation). Its proposed location, as approved, is mostly void space above the entrance foyer, meaning its provision is not at the detriment or loss of another usable space.

10. Following a detailed survey, the opening size of windows within the listed wall on Cross Keys Street are shown as uniform.

This amendment, while de minimis, is considered to make a substantial improvement to the physical appearance of the retained Cross Keys Street elevation. It will offer uniformity and a more consistent rhythm to this key façade.

11. Rooflights have been added to 4no. duplex apartments at level 08.

This is a de minimis change which will not alter the appearance of the building but improve the amount of natural light in 4 units.

12. The height of Smoke shafts and AOVs at roof level has been raised.

This non-material change, which would not be discernible from street level, will ensure the building is operationally functional.

13. Brick sills have been included to the lower windows on Cross Keys Street and Goulden Street to improve architectural composition.

This non-material change will improve the physical appearance of the proposed building.

Cycle Store

As approved, the internal cycle store has capacity for 74no. cycles at ground floor. The proposed layout includes an internal cycle store in the same location as approved with space for 71no. cycles.

Physical constraints relating to the internal layout of the ground floor has resulted in the proposed change. While the scheme would no longer have a 1:1 unit to cycle storage provision, 86.6% provision is considered to be acceptable when the sustainable location of the site and the strong pedestrian and public transport infrastructure are accounted for. Being located in the expanding city centre and within walking distance of Ancoats, the Northern Quarter, Retail Core and emerging neighbourhoods, most journeys to and from the building by residents will be on foot. Similarly, the site is a 10-minute walk from Shudehill Tram Stop, 10-minutes from Piccadilly Gardens and 15-minutes from Victoria Station. There are also a number of 'Starling Bank Bike' hire stations in close proximity to the site, reducing the need for residents to own and keep their own bike.

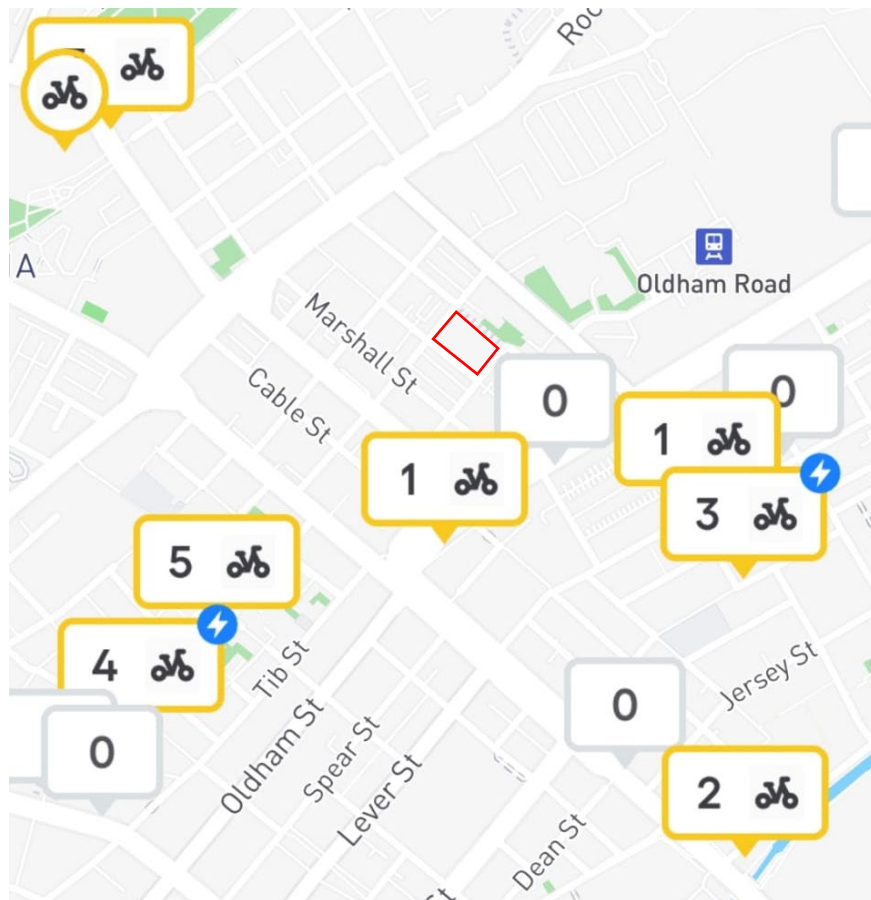


Fig 1: Starling Bank Bikes map of hire stations around the application site

The site is also less than a 10-minute walk from the future location of the Ancoats Mobility Hub, which will have space for 150 bicycles.

Bin Store

With the addition of 1no. unit in the building, the waste proforma strategy has been updated to suit 82no. units. This has been updated with 3no. 240L bins added. An updated waste proforma and proposed refuse strategy are included on pages 37 and 38 of the 'Peelers Yard, Manchester: Non-material Amendment' Document prepared by Tim Groom Architects.

In conclusion, the proposed amendments are acceptable and non-material, and therefore should be accepted via applications under Sections 96A and 19.

We trust that you have all the information required to validate the application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Matthew Dixon MRTPI
Director
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