



Paul Butler Associates

Planning, Development & Heritage Consultants

05 December 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Fao Angela Leckie

23.1860/LJR001/dt

Dear Mrs Roscoe,

RE: Development Site at 2 Union Street and Red Lion Street, Northern Quarter, Manchester

S73 Application to amend Planning Permission 113713/FO/2016 for the development of a Mixed use development comprising of 40 apartments within a new residential building rising from 7 to 10 storeys in height.

We are pleased to submit this S73 planning application on behalf of our client, Noble Design and Build, for changes to the extant permission 113713/FO/2016 at the above site. Application 113713/FO/2016 granted planning permission for *'Retention and restoration of façade to No. 2 Union Street, demolition and redevelopment of the remainder of the site to create a mixed use development comprising of 40 apartments within a new residential building rising from 7 to 10 storeys in height together with 214 sqm of commercial floorspace (flexible use class A1, A2, A3, B1) at ground floor level with associated cycle parking, landscaping and ancillary works'*.

The subject site stalled when the previous developer entered receivership and construction work has not been undertaken since this time with the development stalled and the condition of the site deteriorating. As MCC will be aware following recent dialogue with Angela Leckie, the site has now been acquired by Noble Design and Build who wish to restart construction and complete the development.

The previously approved scheme is proposed to be adjusted by this application to ensure current building regulations regarding fire escape provision can be complied with thereby facilitating investment and completion of the development.

Changes proposed are as follows:

- Creation of new secondary staircase to meet BSR requirements;
- New Fire escape doors to ground floor on to Red Lion Street;
- Amendments to apartment layouts to provide 38no NDSS compliant flats being 20@1bed, 18@2bed as previously advised due to BSR compliance; and
- Selected balconies removed in favour of Juliet (Church Street and Red Lion Street only).

The stalled development site which is the subject of this application is acknowledged to form a long standing vacant site within a key location in the Northern Quarter. The development

proposed by Noble Design and Build will strengthen and establish the Northern Quarter as a vibrant and sustainable community in the heart of the city centre and will provide a number of significant benefits including:

- The construction of a high quality development that makes efficient use of a long standing brownfield site, providing significant improvements to the visual amenity of the area.
- The delivery of a mix of 1 and 2 bed dwellings that will positively contribute to the diversity and mix of housing in the locality.
- The development responds to an identified housing need in the Manchester City Council Core Strategy and Places for Everyone plan.
- The provision of an active ground floor frontage to Church St / Red Lion St and associated highway improvements will contribute positively to the achievement of a successful public realm.
- The mix of uses proposed and provision of commercial uses at street level will also enhance the vitality of the Northern Quarter district.
- The realisation of a higher density of development in a highly accessible location, encouraging the use of sustainable forms of transport.

Application Documents

The schedule at Annex A of this letter summarises the documents and drawings submitted in support of the application.

Application Fee

The planning application fee was paid to the Planning Portal by Noble Design and Build on submission of the application.

We look forward to confirmation the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink that reads "David Tye". The signature is written in a cursive, flowing style.

David Tye BSc MTPI MRTPI
Director

cc Neil Collins (NC Architecture)
 Gary Ata (Noble Design and Build)
 Ben Bennett (Voomoo)

ANNEX A: SUBMITTED DOCUMENTS AND PLANS

Document Name	Produced / completed by
Cover letter 23.1860/LJR001/dt	Paul Butler Associates Ltd
Application form and completed ownership certificates	Paul Butler Associates Ltd
Heritage Addendum Report, 15.10.2024	Paul Butler Associates Ltd
Viability Report, 29.11.2024	MJB Commercial Property
MCC Appendix E Waste Management Strategy (v7.00 from September 2023)	NC Architecture
Accommodation Schedule 10522 Gross Internal Areas for compliance with Nationally Described Standards	NC Architecture

Drawing Name (NC Architecture prepared plan/document unless otherwise stated)	Drawing Reference Number
GA Basement floor plan	10522 P-110
GA ground floor plan	10522 P-111 Rev B
GA first floor plan	10522 P-112 Rev C
GA second floor plan	10522 P-113 Rev D
GA third floor plan	10522 P-114 Rev D
GA fourth floor plan	10522 P-115 Rev D
GA fifth floor plan	10522 P-116 Rev D
GA sixth floor plan	10522 P-117 Rev D
GA seventh floor plan	10522 P-118 Rev D
GA eighth floor plan	10522 P-119 Rev C
GA ninth floor plan	10522 P-120 Rev D
GA tenth floor plan	10522 P-121 Rev D
Red Lion Street Elevation	10522 P-200 Rev B
GA Basement Floor Plan - Waste Management	P-123B
GA Ground Floor Plan - Waste Management	P-124C
Illustrative drawing: CGI Elevation 1 Red Lion St and Church St	P-917A
Illustrative drawing: CGI Elevation 2 Red Lion St and Church St	P-918A

Illustrative Drawings with Changes Highlighted (NC Architecture prepared plan/document unless otherwise stated)	Drawing Reference Number
Illustrative drawing: GA Basement floor plan	Changes Bubbled 10522 P-110
Illustrative drawing: GA ground floor plan	Changes Bubbled 10522 P-111 Rev C
Illustrative drawing: GA first floor plan	Changes Bubbled 10522 P-112 Rev D
Illustrative drawing: GA second floor plan	Changes Bubbled 10522 P-113 Rev E
Illustrative drawing: GA third floor plan	Changes Bubbled 10522 P-114 Rev E
Illustrative drawing: GA fourth floor plan	Changes Bubbled 10522 P-115 Rev E

Illustrative drawing: GA fifth floor plan	Changes Bubbled 10522 P-116 Rev D
Illustrative drawing: GA sixth floor plan	Changes Bubbled 10522 P-117 Rev E
Illustrative drawing: GA seventh floor plan	Changes Bubbled 10522 P-118 Rev E
Illustrative drawing: GA eighth floor plan	Changes Bubbled 10522 P-119 Rev D
Illustrative drawing: GA ninth floor plan	Changes Bubbled 10522 P-120 Rev E
Illustrative drawing: GA tenth floor plan	Changes Bubbled 10522 P-121 Rev E

ANNEX B: LIST OF DRAWINGS PREVIOUSLY APPROVED UNDER 113713/FO/2016 TO BE SUPERSEDED BY ABOVE DRAWINGS AT ANNEX A

Withdrawn drawings as instructed and confirmed by NC Architecture.

113713/FO/2016 Drawing Name	Retain?	Replaced by:
(a) Dwg 001 Rev C (Submitted 23rd August 2016);	Yes	N/a
(b) Dwg E-100 (Submitted 23rd August 2016);	Yes	N/a
(c) DwgP-101 Rev J (21st October 2016),	No	N/a
P-110 Rev C (Submitted 23rd August 2016), Proposed Basement	No	P-110
P-111 Rev H (Submitted 21st October 2016), Proposed Ground floor	No	P-111 Rev B
P-112 Rev F (Submitted 21st October 2016), Proposed First floor	No	P-112 Rev C
P-113 Rev F (Submitted 21st October 2016), Proposed Second floor	No	P-113 Rev C
P-114 Rev F (Submitted 21 st October 2016), Proposed Third floor	No	P-114 Rev C
P-115 Rev F (Submitted 21st October 2016), Proposed Fourth floor	No	P-115 Rev C
P-116 Rev E (Submitted 21st October 2016), Proposed Fifth floor	No	P-116 Rev C
P-117 Rev E (Submitted 21st October 2016), Proposed Sixth floor	No	P-117 Rev C
P-118 Rev E (Submitted 21st October 2016), Proposed Seventh floor	No	P-118 Rev C
P-119 Rev D (Submitted 21st October 2016), Proposed Eighth floor	No	P-119 Rev B
P-120 Rev D (Submitted 21st October 2016), Proposed Ninth floor	No	P-120 Rev C
P-121 Rev D (Submitted 21st October 2016), Proposed Tenth floor	No	P-121 Rev C
And P-122 (Submitted 23rd August 2016)	Yes	N/a
(d) Apartment Types, P-151 Rev B (Submitted 21st October 2016)	No	N/a
and Apartment Types, P-152 Rev B (Submitted 21st October 2016)	No	N/a
(e) Dwgs P-205 Rev G (Submitted 23rd August 2016),	Yes	N/a
P-221 Rev F (Submitted 21st October 2016), Red Lion St Elevation	No	P-201 Rev B
P-222 Rev F (Submitted 21st October 2016),	Yes	N/a
P-223 Rev G (Submitted 21st October 2016),	Yes	N/a
P-224 Rev F (Submitted 21st October 2016) and	Yes	N/a
P-225 Rev C (Submitted 21st October 2016);	Yes	N/a
(f) Dwgs A-a, P-301 Rev B (Submitted 23rd August 2016),	Yes	N/a
B-b, P-302 Rev B (Submitted 23rd August 2016)	Yes	N/a
and C-c, P-303 (Submitted 23rd August 2016)	Yes	N/a
(g) Dwgs 8914 P-401 Rev B, Typical Bay Detail Type 1 (Submitted 21st October 2016),	Yes	N/a
8914 P-402 Rev B, Typical Bay Detail Types 2, 3 & 4 (Submitted 21st October 2016),	Yes	N/a
8914 P-403 Rev B, Typical Bay Detail Types 5 & 6 (Submitted 21st October 2016),	Yes	N/a
8914 P-404 Rev B, Typical Bay Detail Types 7 & 8 (Submitted 21st October 2016),	Yes	N/a
8914 P-405 Rev B, Typical Bay Detail Type 9 (Submitted 21st October 2016),	Yes	N/a
8914 P406 Rev B, Typical GF Bay Detail Type 1 (Submitted 21st October 2016),	Yes	N/a
8914 P-407 Rev B and Typical GF Bay Detail Type 2 (Submitted 21st October 2016)	Yes	N/a

(i) Dwgs Footway Design/Refuse Vehicle Swept Path Assessment 1793-01/ATR101 Rev C (Submitted 23rd August 2016), Footway Design Rigid Vehicle Swept Path Analysis 1793-01/ATR102) Rev C (Submitted 23rd August 2016) and Loading Bay/Footway Design 1793-01/SK101, Rev B (Submitted 23rd August 2016):	Yes	N/a
h) Dwg 8914 17/10/2016 GIA for Compliance with National Described Space Standards (NDSS) (Submitted 21st October 2016);	No	Accommodation Schedule 10522
(j)Waste Management Proforma and Waste Management Strategy Plan P102 Rev B (21st October 2016);	No	P-123B, P-124C and MCC Appendix E Waste Management Strategy
(k) Recommendations in Crime Impact Assessment Version C : 25th July 2016 REFERENCE: 2015/1105/CIS/01; and	Yes	N/a
(l) Recommendations of Bat Survey, by Rachel Hacking Ecology (Submitted 23rd August 2016)	Yes	N/a