

13 November 2024

Delivered via Planning Portal

Lucy Harrison
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Lucy

APPLICATION UNDER SECTION 96A OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 135419/FO/2022: ONE MEDLOCK STREET, MANCHESTER, M15 5FJ

On behalf of HG Construction ('the Applicant'), we are pleased to enclose an application for a series of non-material amendments to the above permission submitted pursuant to Section 96a of the Town and Country Planning Act 1990.

The application comprises the following information:

- Completed Application Forms
- This Covering Letter
- Design Justification Statement, prepared by Jon Matthews Architects
- Updated architectural plans (See Appendix 1)

The requisite fee of £293 has been paid via Planning Portal (ref. PP-13488620).

Background

As Manchester City Council ('MCC') is aware, a full planning permission for the demolition of the existing hotel building and structures and redevelopment of the site to comprise two buildings of office and purpose-built student accommodation units has been granted on 8th November 2023 (ref. 135419/FO/2022) ('the Original Permission'). The full wording of the approved development is as follows:

Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.

Several applications to discharge conditions attached to the permission have been approved by MCC to enable works to commence on site. This application seeks approval for a series of non-material design amendments to the approved scheme, including to the approved façade, internal layout, use of materials and bin storage provision. The full schedule of changes can be found in p. 6 of the Design Justification Statement. The consented and proposed drawings are also included in the Statement for ease of reference.

The need for these changes has arisen as part of an ongoing design review process and are necessary to achieve an efficient and fully Building Regulations compliant scheme. For the large part, these changes are imperceptible. Importantly the key parameters of the development, the fundamental design intent and architectural quality and expression of the development is unaffected by the changes.

The proposed changes relate to the 'Block B' component of the development with Block A unaffected by the changes.

Proposed Amendments

Change to, or development of the façade

The extent of louvres are proposed to be increased to façade along the service area at Level 00 of the East (Service Area) Elevations to suit the developed ventilation requirements.

Additional joint lines are proposed to be added to façade to split the windows at Levels 01 and 12 of the East (Service Area) and West (Edge Street) Elevations. The lower panels will become a spandrel panel along the compartments to comply with the fire safety guidance. The additional joint lines has also been introduced to the precast panels on the North Elevation (River Street). Furthermore, these has been introduced to split these windows into two at Level 37 of the East (Service Area) and West (Edge Street) Elevations.

A 'monorail' is proposed to be added to Level 11 of the East (Service Area) and West (Edge Street) Elevations to suit abseiling provisions for façade maintenance.

The detail of the gable-end corner is proposed to be simplified to improve the visual appearance of the North (River Street) and South (Mancunian Way) Elevations.

The balustrade design is proposed to be amended at Level 37 of the North (River Street) and South (Mancunian Way) Elevations to align with façade mullions below and to avoid requirement for bulky secondary steelwork.

As part of the proposed amendments, there will be an introduction of manifestation to Level 00 of the East (Service Area) and North (River Street) entrance glazing to comply with Part K of the Building Regulation.

Internal layout change

Level B1 has been added to provide level access for maintenance to lifts.

Retail/ community hub area is proposed to be reduced to accommodate the introduction of a double height separate commercial sprinkler tank. As the scheme progressed through detail and technical design, an additional : a dedicated sprinkler tank was added. This system is considered a code compliant solution and is considered to enhance the fire safety of the building as well as reduce risks associated with regulatory approval and protect the building from future regulatory changes.

The cooling system is proposed to be relocated at Roof Terrace (Level 11), away from the habitable space, to achieve acoustic and ventilation requirements.

There are also internal layout changes to the floor plans, albeit none will affect the external appearance.

Change to use of materials

The frit pattern on south façade (Mancunian Way) is proposed to be acid etched for visual appearance improvement whilst keeping the required 50% solid to glass ratio for glare reduction.

Consideration of the Application

In accordance with the Planning Practice Guidance, there is no statutory definition of 'non-material'¹. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990.

The proposed amendments do not alter the overall principle of the development. As such, it is deemed this proposal is capable of being dealt with via a non-material amendment pursuant to Section 96A of the Town and Country Planning Act 1990. This approach has been agreed in principle with MCC via an in-person meeting on 1st October 2024, subject to the bin storage provision.

Conclusion

We trust that this submission satisfies the Council's application validation requirements and will allow for the determination of the application. We look forward to receiving formal written notification to this effect in due course, however, should you have any queries or require any further information, please contact myself or my colleague Andrew Bickerdike (andrew.bickerdike@turley.co.uk).

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

melissa.leewingtung@turley.co.uk

Appendix 1: Schedule of Drawing Substitutions

Drawing Name	Approved Drawing Reference	Proposed Drawing Reference
Proposed Site Plan	100_MP_00_1200 Rev A	100_MP_00_1200 Rev B
Proposed Site Elevations North (River Street)	100_MP_04_2200 Rev C	100_MP_04_2200 Rev D
Proposed Site Elevations South (Mancunian Way)	100_MP_04_2202 Rev F	100_MP_04_2202 Rev G
Proposed Site Elevations West (Edge Street)	100_MP_04_2203 Rev C	100_MP_04_2203 Rev D
Proposed Elevation Block B East (Service Area)	100_B1_04_2202 Rev E	100_B1_04_2202 Rev F
Block B Section BB	100_B1_05_2200 Rev E	100_B1_05_2200 Rev F
One Medlock Street Section AA	100_MP_05_2200 Rev D	100_MP_05_2200 Rev E
Block B Bay Study 01 Long Tower Elevation	100_B1_10_4201 Rev B	100_B1_10_4201 Rev C
Block B Bay Study 02 Short Tower Elevation	100_B1_10_4202 Rev C	100_B1_10_4202 Rev D
Ground Floor Proposed Site Plan	100_MP_02_2200 Rev L	100_MP_02_2200 Rev M
First Floor Proposed Site Plan	100_MP_02_2201 Rev D	100_MP_02_2201 Rev E
Roof Plan Proposed Site Plan	100_MP_02_2238 Rev B	100_MP_02_2238 Rev C
Block B Basement Floor GA Plan	-	100_B1_02_2199
Block B Ground Floor GA Plan	100_B1_02_2200 Rev E	100_B1_02_2200 Rev F
Block B Mezzanine Floor GA Plan	100_B1_02_2200M Rev C	100_B1_02_2200M Rev F
Block B First Floor GA Plan	100_B1_02_2201 Rev E	100_B1_02_2201 Rev F
Block B 2nd-10th Floor GA Plan	100_B1_02_2202 Rev C	100_B1_02_2202 Rev D
Block B 11th Floor GA Plan	100_B1_02_2211 Rev B	100_B1_02_2211 Rev C
Block B 12th-17th, 19th-24th Floor GA Plan	100_B1_02_2212 Rev B	100_B1_02_2212 Rev C
Block B 18th & 26th Floor GA Plan	100_B1_02_2218 Rev B	100_B1_02_2218 Rev C
Block B 37th Floor GA Plan	100_B1_02_2237 Rev C	100_B1_02_2237 Rev D
Block B 38th Floor Roof GA Plan	100_B1_02_2238 Rev B	100_B1_02_2238 Rev C