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Planning
Manchester City Council
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Submitted via Planning Portal (ref: PP-12664548)

Dear Michael

Application for the Approval of a Non-Material Amendment to 136865/FO/2023: Full Planning Permission for External Works to Neptune Mill, Chapeltown Street, Manchester

On behalf of our client, Capital&Centric (Rush) Limited ('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 136865/FO/2023 at Neptune Mill, Chapeltown Street, Manchester ('the Site'), which lists the approved plans and documents. The permission was granted on 18th August 2023 for the following description of development:

'External works to the existing building associated with continued use within Use Class E (Commercial, Business and Service).'

This non-material amendment application (NMA) is submitted alongside a separate application under Section 19 of the Planning (Listed Building & Conservation Area) Act 1990 (as amended) (planning portal ref: PP-12665198) to formalise the internal changes that are covered by approved listed building consent ref: 136866/LO/2023.

The Proposed Amendments

Enclosed with this submission is a set of revised plans to supersede those previously approved. The submitted plans are as set out in the enclosed Drawing Issue Sheet by Jonathan Davidson Architects. The drawings numbers are all the same as those submitted with the planning application, however, they all now have revision 'T1', which supersede any of the previous 'P' status revision refs.

The revised plans seek to pick up a series of amendments that have been discussed with Angela Leckie prior to submitting this application and agreed to be non-material. The amendments are necessary to reflect the detailed evolution of the design alongside an appointed contractor, and can be summarised as follows:

Ground Floor

- Width of new main entrance opening reduced in height and width;
- Proposed new door access retained as a window;
- Existing internal door opening to rear stair retained (previously infilled)
- Original window opening reinstated in lieu of current door;
- Window lowered to floor level to create doorway (cill retained for re-use);
- Kitchen duct omitted and riser size reduced. New door access from stair side omitted;
- Ground floor now to be fitted out (same design intent for walls / glass etc);
- Extent of polishing to existing concrete slab increased to entire ground floor;
- External lighting added to all elevations.

First Floor

- Kitchen duct omitted and riser size reduced;
- Internal office fit out omitted including proposed floor finish;
- Vents / Louvres through wall omitted; Note these are to be relocated to ground floor following yesterday's M&E workshop
- Layout to WC areas amended including extent of suspended ceilings.

Second Floor

- Kitchen duct omitted and riser size reduced;
- Layout to WC areas amended including extent of suspended ceilings.

Third Floor

- Kitchen duct omitted and riser size reduced;
- WC areas layout adjusted;
- Door added to existing opening to bridge link.

Fourth Floor

- Kitchen duct omitted and layout of WC / Shower amended;
- WC areas layout updated.

Roof

- Glazing bars to strip rooflight reduced to 750mm from 1m.

Assessment

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"*.

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

The proposed amendments will not require the reassessment of any additional information or environmental impacts, therefore, as agreed, the "effect of the change" is not considered to be material and it is on this basis that AshtonHale have submitted this application.

Summary

In summary, the "effect of the change" of the proposed amendments is non-material, and the amendments proposed are in order to reflect the detailed evolution of the design alongside an appointed contractor. The amendments to the approved plans are required to enable the development site to come forward and contribute to MCC's supply of office accommodation in the quickest timescale.

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 do not hesitate to contact me.

Yours sincerely,



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AshtonHale Ltd