

23rd August 2024

Angela Leckie

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Port Street, Manchester– Non-Material Amendment to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023 and 138008/NMC/2023)

On behalf of our client, Manchester (Port Street) Limited, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments (“NMA”) to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023 and 138008/NMC/2023).

Background

On 7 October 2022, planning permission was granted for Port Street in Manchester City Centre (132489/FO/2021). The description of development approved under application reference 132489/FO/2021 is as follows:

“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works”

Following the granting of planning permission, a subsequent application for Non-Material Amendments was submitted to Manchester City Council (“MCC”) on 11th January 2023. This application secured alterations to internal layouts and to the time triggers for specific conditions (to allow for a timely start on site). This application (Ref. 135938/NMC/2023) was formally approved by MCC on 25th January 2023.

A second application for Non-Material Amendments was submitted to MMC on 6th September 2023. This application secured approval for a series of internal and external design changes, pursuant to detail design development. The application (Ref. 138008/NMC/2023) was formally approved on 18th September 2023.

Pre-Application Consultation

The approved development on the Site was subject to a comprehensive process of public and stakeholder engagement, including *inter alia* engagement with Historic England, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

This application is submitted following consultation with the Planning Authority (Angela Leckie). Via email correspondence, it has been agreed that the proposed amendments are acceptable in principle and can be progressed via an NMA to the original permission.

Non-Material Amendments to the Approved Development

This application is to facilitate amendments to the approved scheme, following detailed design development of the building façade. The NMA is for:

Variation of Condition 2 (Approved drawings) attached to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023 and 138008/NMC/2023).

Summary of Proposed Amendments

Following detailed design development, the Applicant is seeking to undertake some minor amendments to the approved louvers.

As approved under the original planning consent, and as detailed within the approved Ventilation Strategy (prepared by energy consultants FutureServ), the development incorporates a series of louvers at ground floor level. These are necessary to meet the ventilation requirements of the building.

As detailed within the accompanying “Decorative Screen Exploration” Document, prepared by Simpson Haugh, it is proposed to install a series of decorative screens (anodised finish) to cover ground floor level louvers.

This design amendment was made in response to feedback received in relation to similar schemes with regard to the visual impact of large areas of louvers in city centre locations. The introduction of these decorative screens will improve the visual appearance of the building and has been agreed in principle with the local planning authority.

As the proposed introduction of decorative screens will result in visual changes to the building façade, approved elevations need to be updated.

Table 1, below, identifies which drawings will be superseded by the new drawings submitted alongside this application.

Table 1: Amendments to Drawing References

Drawing Name	Approved Drawing	New Drawing Reference
	Site Wide Elevations & Sections	
GA ELEVATION- GREAT ANCOATS STREET	10376-SHP-Z0-A-B5D8-G200-EL-EE-001 P05	10376-SHP-Z0-A-B5D8-G200-EL-EE-001 P06

Drawing Name	Approved Drawing	New Drawing Reference
GA ELEVATION- PORT STREET	10376-SHP-Z0-A-B5D8-G200-EL-EN-001 P05	10376-SHP-Z0-A-B5D8-G200-EL-EN-001 P06
GA ELEVATION- SOUTH EAST	10376-SHP-Z0-A-B5D8-G200-EL-ES-001 P05	10376-SHP-Z0-A-B5D8-G200-EL-ES-001 P06
GA ELEVATION- SOUTH WEST	10376-SHP-Z0-A-B5D8-G200-EL-EW-001 P05	10376-SHP-Z0-A-B5D8-G200-EL-EW-001 P06
Elevations		
PODIUM- TYPICAL GROUND DETAILED ELEVATION	10376-SHP-Z0-A-B5D8-G251-DE-XX-011 P03	10376-SHP-Z0-A-B5D8-G251-DE-XX-011 P04

As a result of the changes to the drawings identified in Table 1, the drawing references cited within Condition 2, need to be updated. The proposed revised condition wording is provided at **Appendix 1**.

Planning Considerations

The proposal has been shared with the project technical team, and it has been confirmed that no changes are required to approved technical reports.

Ventilation Strategy.

The proposed decorative screens have been tested with the technical energy consultant, who have confirmed that the approved Ventilation Strategy is not affected. To confirm, the screening does not impact airflow, and the ventilation system will operate as approved.

Design and Heritage

The proposed decorative screens are in keeping with the current design, using the same materials and colour pallet, and a similar hexagonal pattern as already used in the rapid vents on upper levels. The screens will cover the otherwise exposed louvers, and as such, will improve the visual appearance of the building's façade.

Planning Policy Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"

The Site is located adjacent to a designated Conservation Area (Ancoats Conservation Area) and is therefore subject to the following provision of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act is of relevance, as it requires the LPA to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,"* when considering whether to grant planning permission. Section 72 of the Act must also be recognised in line with the proposals, as it embodies the *'general duty as respects conservation areas in exercise of planning functions.'*

Planning Framework

The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

DEVELOPMENT PLAN			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
MATERIAL CONSIDERATIONS			
NATIONAL		National Planning Policy Framework (2023)	Historic England's Guidance Note 4 Tall Buildings (2022)
LOCAL	Supplementary Planning Documents	Guide to Development in Manchester (2007)	Provision for Housing Choice (2008)
Supplementary Planning Guidance		Design for Access (2003)	Manchester Residential Quality Guidance (2017)

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application, considering that there is an extant permission, and the proposed adjustments are considered to be minor in their nature. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan and the National Planning Policy Framework.

The 'Places for Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024. Subsequent to this, MCC published an addendum to the Manchester Core Strategy (dated 2024) which outlines where Core Strategy policies have been partially replaced by PfE policies. As such, the application has been prepared with consideration to the policies which supersede these specific Core Strategy policies, as well as any new policy requirements set by PfE itself.

As the proposed amendments relate to the inclusion of decorative screens on a selection of louvres, assessment against the PfE Plan has only been undertaken on relevant policies surrounding design (Policy JP-H3 Type, Size and Design of New Housing). In summary, the proposed amendments seek to provide a more bespoke and visually attractive treatment to the louvres, to deliver a high quality residential development and improved experience at street level.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan;
- Decorative Screen NMA Document, prepared by Simpson Haugh.
- Revised Drawing Pack (as referenced in Table 1), prepared by Simpson Haugh.

Summary and Conclusion

The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site (Ref. 132489/FO/2021 as amended by 135938/NMC/2023 and 138008/NMC/2023). The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, reference PP-13271354. Payment has been sent via Planning Portal for the sum of £293 in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Cameron Radford (cameronradford@deloitte.co.uk / 0161 455 6768) or Kelly McCann (kmccann@deloitte.co.uk / 0161 455 6671).

Yours sincerely



Deloitte LLP

Enc.

Appendix 1 – Revised Wording for Condition 2 (Approved Plans and Documents)

2) The development hereby approved shall be carried out in accordance with the following drawings and documents: (a) Site Location Plans 10376-SHP-ZO-A-B5D8-G100-XP-XX-001 and 10376-SHP-ZO-AB5D8-G100-XP-XX-002 and Site Wide Reference Plan 10376-SHP-ZO-A-B5D8-G100-PLXX-001 Rev P02; (b) 10376-SHP-ZO-A-B5D8-G200-PL-B1-001 Rev P04, 10376-SHP-ZO-A-B5D8-G200-PL00-001 Rev P02, 10376-SHP-ZO-A-B5D8-G200-PL-TY-001 Rev P04, 10376-SHP-ZO-AB5D8-G200-PL-07-001 RevP04, 10376-SHP-ZO-A-B5D8-G200-PL-08-001 RevP04, 10376-SHP-ZO-A-B5D8-G200-PL-09-001 Rev P04, 10376-SHP-ZO-A-B5D8-G200-PL-10- 001 RevP04, 10376-SHP-ZO-A-B5D8-G200-PL-TY-002 Rev P06, 10376-SHP-ZO-AB5D8-G200-PL-31-001 RevP05, 10376-SHP-ZO-A-B5D8-G200-PL-TY-003 Rev P07, 10376-SHP-ZO-A-B5D8-G200-PL-RF-001 Rev P04, 10376-SHP-ZO-A-B5D8-G200-PL-RF002 Rev P04, 10376-SHP-ZO-A-B5D8-G200-EL-EE-001 Rev ~~P05~~ **P06**, 10376-SHP-ZO-AB5D8-G200-EL-EN-001 Rev ~~P05~~ **P06**, 10376-SHP-ZO-A-B5D8-G200-EL-ES-001 Rev ~~P05~~ **P06**, 10376-SHP-ZO-A-B5D8-G200-EL-EW-001 Rev ~~P05~~ **P06**, 10376-SHP-ZO-A-B5D8-G200-SEAA-001 Rev P06, 10376-SHP-ZO-A-B5D8-G200-SE-BB-001 Rev P05, 10376-SHP-ZO-AB5D8-G200-SE-CC-001 Rev P06, 10376-SHP-ZO-A-B5D8-G200-SE-DD-001 Rev, 10376-SHP-ZO-A-B5D8-G200-SE-EE-001 Rev P05, 10376-SHP-ZO-A-B5D8-G251-DEXX-001 Rev P02, 10376-SHP-ZO-A-B5D8-G251-DE-XX-002 Rev P02, 10376-SHP-ZO-AB5D8-G251-DE-XX-003 Rev P03, 10376-SHP-ZO-A-B5D8-G251-DE-XX-004 Rev P03, 10376-SHP-ZO-A-B5D8-G251-DE-XX-005 RevP02, 10376-SHP-ZO-A-B5D8-G251-DEXX-006 Rev P02, 10376-SHP-ZO-A-B5D8-G251-DE-XX-007 RevP02, 10376-SHP-ZO-AB5D8-G251-DE-XX-008 RevP02, 10376-SHP-ZO-A-B5D8-G251-DE-XX-009 Rev P05, 10376-SHP-ZO-A-B5D8-G251-DE-XX-010 Rev P05; and, 10376-SHP-ZO-A-B5D8-G251- DE-XX-011 Rev ~~P03~~ **P04**; (c) Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12- 21 as amended by the Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P04 stamped as received on 10-05-22; (d) Port Street, Manchester, Waste Management Strategy, by Curtins Ref: 79165-CUR-00- XX-RP-TP-003 Revision: V02, Dated: 12 November 2021 stamped as received on 13-12- 21 (on the basis of twice weekly collections subject to condition 3) and Dwg 10376-SHPZO-A-G100-SK-B1-002 Rev PO1 (condition 3); (e) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version B 04/02/2022 stamped as received on 04-02-22; (f) Accommodation Schedule within Section 6.5 of Design and Access Statement 13-12- 2021 by simpsonhaugh stamped as received on 13-12-21 as amended by Deloitte's Cover Letter dated 03-05-22 stamped as received on 15-07-22 as amended by Deloitte's letter dated 10-01-23 ; (g) Section 8 of the Design and Access Statement 13-12-2021 by simpsonhaugh stamped as received on 13-12-21; (h) Archaeological Desk-Based Assessment Port Street, Ancoats, Manchester Client: Manchester (Port Street) Ltd, Technical Report: Natalie Poundall Report No: 2021/66 by University of Salford, stamped as received on 13- 12-22; (i) Inclusions of measures and targets set out in Affinity Living, Port Street, Manchester Energy Statement by Futureserv dated November 2021 and AFFINITY LIVING, PORT STREET, Sustainability Statement by WSP dated Deceomebr 2021 and ES Climate Change Chapter (6) all stamped as received on 13-12-21; (j) Broadband Connectivity Assessment, Port Street, Sept 2021 by Pager Power stamped as received on 13-12-21; (k) Fire Statement - FS 001.1, Project: Port Street, Ancoats, Subject: Fire Statement Date: 23 November 2021 stamped as received on 13-12-21 as amended by Deloitte's MCC Consultations Responses Table 31-03-22 and e-mail Response to HSE dated 11-05-22; (l) Port Street, Manchester, Manchester (Port Street), Limited, AIR QUALITYASSESSMENT, REVISION 01 - 12 NOVEMBER 2021 by Hoare Lee stamped as received on 13-12-21; (m) FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY REPORT 84548-PORTWSP-RP-FRA-001 by WSP November 2021 stamped as received on 13-12-21; (n) Television Baseline Survey Report, Port Street, Manchester (Port Street) Ltd, November 2021 by Pager Power, stamped as received on 13-12-21; (o) MANCHESTER (PORT STREET) LTD, PORT STREET, MANCHESTER CITY CENTRE, EXTENDED PHASE 1 HABITAT SURVEYby Penny Anderson Associates May 2021; (p) Affinity Living, Port Street, Manchester, Ventilation Statement by Futureserve dated November 2021 stamped as received on 13-12-21; (q) PORT STREET, MANCHESTER Interpretative Ground Investigation Report by WSP REF. NO. 70084785-WSP-GEO-IGR-001 DATE: NOVEMBER 2021 stamped as

received on 13-12-21; (r) Port Street, Manchester, Transport Statement by Curtins Ref: 79165-CUR-00-XX-RPTP-001, Revision: V01 Issue Date: 12 November 2021 and Port Street, Manchester, Interim Travel Plan, by Curtins Ref: 79165-CUR-00-XX-RP-TP-002, Revision: V02 Issue Date: 12 November 2021 both stamped as received on 13-12-21 and Port Street, Manchester, Stage 1 Road Safety Audit, Response Report, by Curtins Ref: 079165-CURXX-XX-RP-TP-005, Revision: P01 Dated: 26 April 2022, Dwg 79165-CUR-00-XX-DR-TP75001 P09 Access Arrangements and PORT STREET, MANCHESTER Stage 1 Road Safety Audit April 2022 AJ-PF-22-3708-RSA1 all stamped as received on 04-05-22 and Deloitte's e-mail 09-05-22 in relation to the cycle lane; (s) Heritage Statement Manchester (Port Street) Ltd November 2021 by Stephen Levrant Heritage Architecture Ltd stamped as received on the 13-12-21 and Addendum April 2022 stamped as received on 14-04-22; (t) Port Street Manchester Environmental Noise Study December 2021 Report Reference: PR0665-REP01A-MPF by Fisher Acoustics, stamped as received on 13-12-21; (u) ES Volume 1 Main Text: Chapter 1 Introduction Chapter 2 Environmental Impact Assessment Methodology Chapter 3 Alternatives and Design Evolution Chapter 4 Site, Surroundings and Description of Proposals Chapter 5 Construction Management and Phasing Chapter 6 Climate Change Chapter 7 Daylight, Sunlight and Overshadowing Chapter 8 Heritage Chapter 9 Human Health Chapter 10 Noise and Vibration Chapter 11 Socio Economic Impact Chapter 12 Townscape and Visual Impact Chapter 13 Wind Microclimate Chapter 14. Summary of Residual Impacts Chapter 15. Type 1 Cumulative Impacts (v) ES Volume 2 List of Appendices Chapter 2: Environmental Impact Assessment Methodology Appendix 2.1 - ES Scoping Report Appendix 2.2 - Committed Developments Appendix 2.3 - ES Scoping Opinion Chapter 7: Daylight, Sunlight and Overshadowing Appendix 7.1 - Drawings of the Baseline and Proposed Scenario; Appendix 7.2 - Daylight and Sunlight Results for Baseline v Proposed; Appendix 7.3 - Drawings of the Piccadilly Basin Strategic Regeneration Framework massing; and Appendix 7.4 - Daylight and Sunlight results for the Piccadilly Basin Strategic Regeneration Framework massing. Chapter 8: Heritage Appendix 8.1 - Heritage Statement Chapter 10: Noise Appendix 10.1 - Acoustic Report Chapter 11: Socio-Economic Appendix 11.1 - Socio-economic baseline assessment Appendix 11.2 - Socio-economic Recpetor Plan Chapter 12: Townscape and Visual Impact Appendix 12.1 - Figures Appendix 12.2 - TVA Assessment Methodology Appendix 12.3 - Methodology for producing views and photomontages Appendix 12.4 - Committed Developments Appendix 12.5 - Accurate Visual Representations Chapter 13: Wind Microclimate Appendix 13.1 - Wind Microclimate Detailed Methodology (w) ES Volume 3 -Non Technical Summary all stamped as received on 13-12-21; (x) ES Addendum Addendum report, Town and Visual Impact Assessment, prepared by Reform Addendum report, Heritage, prepared by Stephen Levrant Heritage Architecture ES Figures all stamped as received on 14 04 22; and (y) Points on EV Charging provision set out in Deloitte's Response to Consultation comments Document May 2022