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29th July 2024

Dear Jennifer

Phoenix Ironworks, Manchester
Application for a Non-material Amendment – Planning Permission Ref:
137346/FO/2023

Please find enclosed an application for a Non-Material Amendment (NMA) to Planning Permission ref: 137146/FO/2023 (approved 12 December 2023), in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The Planning Permission relates to the erection of a part 5, part 10 storey residential-led building in Ancoats, known as Phoenix Ironworks. The applicant is Manchester Life Development Company 3 Ltd.

The site comprises 0.79ha of brownfield land and is bound by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west.

For completeness, the description of the development for Planning Permission ref 137346/FO/2023 is:

'Erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents' amenity space (Use Class C3a), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works following demolition of existing structures.'

Proposed Amendment

The following proposed amendment is a result of the detailed design development process, and consideration of construction sequencing. The proposed amendment, which is set out below, in our opinion does not alter the form of the development approved. Following our review, we believe that the changes will not materially alter the originally approved scheme and therefore should be considered to be non-material to its determination.

Programme for providing full details and samples of all external materials

Now that a more detailed construction programme is in place, it is considered that it will not be possible to provide full details and samples of all external materials prior to commencing enabling works. To allow progression in line with this construction programme, this application seeks to amend the trigger points of Condition 11 to allow the commencement of the demolition works and following enabling works prior to the full sign off of the external materials.

Consultation

The approved scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with Historic England, Greater Manchester Police, local businesses and residents, and local Ward Councilors. The proposals were also subject to statutory consultation during the determination period. The proposed changes are considered to be non-material in the context of the previous consultations.

This application is submitted following a pre-application consultation with the Local Planning Authority in June 2024, where it was agreed with officers that the proposed changes could be applied for via a Non-Material Amendment to the existing permission and the proposed amendment is similar in nature to the previously approved NMA at Jersey Wharf.

Proposed Amended Condition Wording

The proposed wording of planning conditions, as amended, is set out below and additional wording is highlighted in bold.

Table 1.1 – Amended Condition Wording

Condition number and subject	Amended Condition Wording
Condition 11 – Full details and samples of all external materials	“Prior to the commencement of any above ground floor slab works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the development.”

Application Documentation

The Application is supported by:

- Application Form
- Sample panel drawing Ref: PIW-CRL-ZZ-ZZ-DR-AR-6090

Summary

The Site is bound by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west. Planning permission was granted on the Site on 12 December 2023 (planning permission ref. 137146/FO/2023) for the erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents' amenity space (Use Class C3a), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works following demolition of existing structures.

The development proposed in this application is substantively unchanged from the approved development on site. The proposed amendment has been agreed with the Planning Authority as being a Non-Material Amendment to the determination of the original permission. We believe that the proposed amendment to the planning application has no effect on the siting and density of the planning permission nor will it impact on the residential unit mix and quantum.



It is our opinion that the development is therefore wholly compliant with the policies of the Development Plan. I therefore respectfully request that this application be supported by the Planning Authority.

Application Submission

In addition to the supporting information set out in this letter, a Non-Material Amendment Application Form has been submitted via the Planning Portal to formalize this Application (Ref: PP-13288011). Based on the information provided, I hope that this condition merits variation by Manchester City Council.

A fee has been paid to Manchester City Council for £363.00, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. I trust you will find this application in order, and I respectfully request written confirmation of its registration.

If you require any further details please do not hesitate to contact myself or my colleague Matthew Gleave on 07881376895 (Matthew.Gleave@macegroup.com).

Yours sincerely

A handwritten signature in black ink, appearing to be "IK", with a horizontal line extending to the right.

Ian Knight

Programme Director