

14 August 2024

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

FAO: Jennifer Atkinson

Dear Jennifer

Arundel Street, Manchester – Application for Non-Material Amendments to Planning Permission 123261/FO/2019 (as amended by 134385/NMC/2022 and 138299/NMC/2023)

Please find enclosed an application under Section 96a ('s96a') of the Town and Country Planning Act 1990 in order to make Non-Material Amendments ('NMA') to Planning Permission 123261/FO/2019 (as amended by 134385/NMC/2022 and 138299/NMC/2023) (hereby referred to as the 'Arundel Street permission'). The Applicant is Logik Developments (Arundel Street) Limited (the 'Applicant').

The Arundel Street permission was granted on 23 August 2019 for:

"Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work."

Noting the Supreme Court ruling in *Finney v Welsh Ministers* 2019 [EWCA Civ 1868], this s96a application seeks to amend the approved description of development referenced above to update the number of residential apartments from 355 to 366. This follows a number of design adjustments to the proposed scheme which are explained in more detail below and submitted for approval via a concurrent application for Minor Material Amendments under s73 of the Town and Country Planning Act 1990 ('s73 application').

Proposed Amendments

The proposed amendments are required to bring the proposed development into line with requirements introduced following the grant of planning permission through the Building Safety Act, as well as current Building Regulations, improving the thermal performance/ energy efficiency of the building and in relation to Acoustics, Ventilation and Overheating.

Consequently, the proposed amendments include the following:

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- Introduction of a second staircase internally, in response to fire safety requirements, to serve all levels of Building 2 (cross refer to the diagram below for building references) with associated adjustments to the core arrangement.
- Adjustments to the internal core arrangement for Building 1 and associated building services strategy.
- The residential floor to floor heights in Buildings 1 and 2 have been slightly reduced but remain in line with Manchester's Residential Quality Guidance recommendations in this regard.
- Adjustments to the ground floor general arrangement principally to update means of escape routes in response to updated Building Regulations regarding fire safety; with refinements to the project brief for residents' amenity, building management support spaces and rationalisation of functional spaces such as refuse/cycle storage to suit the functional brief of the Applicant.
 - Building 1 is largely consistent with the approved scheme, with commercial floorspace fronting Arundel Street and Worsley Street, and the main residential entrance located on the corner of the two streets. The entrance foyer is supported by building management spaces.
 - Cores A and B have been upgraded to fire-fighting cores, in response to the fire safety regulations, comprising additional compartmentation, dedicated building services and evacuation lifts.
 - Building 2 retains a combination of plant spaces and refuse stores as the approved scheme but includes a second staircase within Core C, which serves all floors of the tower, in response to the fire safety regulations.
 - Along with the introduction of a second staircase to Building 2, its residential entrance remains from the central courtyard, and leads to an additional residents' amenity which is proposed to be a gym facility.
 - Cycle storage has been relocated within Building 1 and the frontage towards Ellesmere Street and the Mancunian Way is composed mainly of plant rooms and the residents' amenity.
 - Access for cars, cycles, pedestrian and serving remains as the approved scheme.
- Adjustment to the façades of Buildings 1 and 2, e.g. At the upper levels, increases in height and width of the brick supergrid piers/spandrels have been made to achieve an appropriate ratio of solid to glazed elements that meets the required thermal and overheating performance criteria; while retaining the articulation, materiality, and component elements of the approved scheme.
- Adjustments to the landscaped spaces at Level 00, Levels 08 and 09 of Building 1 and Level 11 of Building 2, e.g. the hard landscaping and planters to Worsley Street have been adjusted to suit extended fire appliance route to the fire-fighting cores within; and the hard landscaping and planters to Worsley Street have been adjusted to suit extended fire appliance route to the fire-fighting cores within whilst retaining the design intent for the landscaping of the approved scheme.

- The proposed development includes updates to the ground floor of Buildings 1 and 2 to comply with fire safety and Building Regulations, resulting in an increased core footprint and plant space. The undercroft of Building 1 retains 4 parking spaces, with an additional 20 spaces located externally within the courtyard. This means that the car parking total changes from 31 to 24. Car parking spaces have been omitted to accommodate updated regulations, rationalise storage, improve resident access, and include additional amenities and support spaces while maintaining compliance with local policy and guidance. 3 of the proposed parking spaces are designed in line with accessibility standards for disabled people which exceeds the requirements set by Manchester City Council.

Furthermore, the proposals seek the reversal of the DOT building from commercial back to residential use, in order to support the viability of retention and reuse in current market conditions. For completeness, residential use within the DOT building was first approved as part of the original 2019 application and then later amended as part of a further application to revise the proposals in 2022.

Amended Description of Development

As a result of the above, the residential units have increased from 355 to 366. Therefore, the proposed amended description of development is as follows, with changes in bold:

*Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form **355 366** residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work.*

Pre-application consultation

This application is submitted following pre-application consultation with the Local Planning Authority ('LPA'). Three meetings were held with the LPA on 21 February, 7 May, and 17 July 2024, at which the amendments proposed were discussed and agreed in principle.

Summary

This application comprises this covering letter and the following documentation:

- Completed Application Form;
- Site Location Plan prepared by Simpson Haugh and Partners;

The Application has the Planning Portal reference: PP-13307446 and the application fee of £363.00 (inc Service Charge and VAT) has been paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment. We would be grateful if you would notify us of validation of the Application, and please do not hesitate to contact Rachel Brown (rachebrown@deloitte.co.uk / 0161 455 6306) or Cameron Radford (cameronradford@deloitte.co.uk / 0161 455 6768).

Yours sincerely,

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP