

28th March 2024

Delivered via Planning Portal

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Planning, Building Control and Licensing
Growth and Development
Manchester City Council
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Dear Jennifer,

466-472 MOSS LANE EAST MANCHESTER – AMENDEMENTS TO PLANNING PERMISSION REF. 135544/FO/2022 AND LSITED BUILDING CONSENT REF. 135545/LO/2022

On behalf of Alumno Group ('the applicant' or 'Alumno'), I am pleased to enclose applications for the approval of a range of amendments to the design of the consented purpose-built student accommodation scheme ('PBSA') at 466-472 Moss Lane East (LPA ref. 135544/FO/2022) and supporting listed building consent (135545/LO/2022). The applications are made pursuant to the provisions of Section 73 of the Town and Planning Act 1990 (as amended) and Section 19 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) respectively.

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by Manchester City Council ('the Council') on 24th November 2023 for development in line with the following description:

"Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

"Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation".

Until recently the project has been led by property developers CS Moss Lane East Ltd, however Alumno Group are in the process of acquiring the site and as part of RIBA Stage 3 has undertaken a detailed design review of the consented scheme in order to seek opportunities for betterment and improve both functionality and buildability. The applications therefore seek to vary the schedule of approved documents listed on each decision notice in order to substitute affected plans and elevations.

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Proposed Amendments (Planning Permission)

The proposed amendments to the new-build block, as mentioned, are intended to improve functionality and buildability. The amendments include a reconfiguration of the basement and ground floor levels including removing waste and cycle storage from the basement and introducing to ground level in order to aid in day-to-day usability. In order not to prejudice the quantum of communal amenity space a mezzanine level is proposed meaning that the level of shared space within the PBSA scheme remains as consented. The level of cycle parking and waste storage would remain as approved as would the access and servicing arrangements on to Heald Place. It is noted that the height of the ground floor is capable of facilitating the installation of a mezzanine without the need for increase.

At ground floor level it is also proposed to align the exterior wall to communal workspace with floors above, in turn omitting unnecessary lean-to element and increasing the area of external amenity available, and chamfering the exterior wall to a living cluster in order to provide sufficient circulation and an escape route through the internal courtyard. Both of these amendments are circled in blue within figure 1.

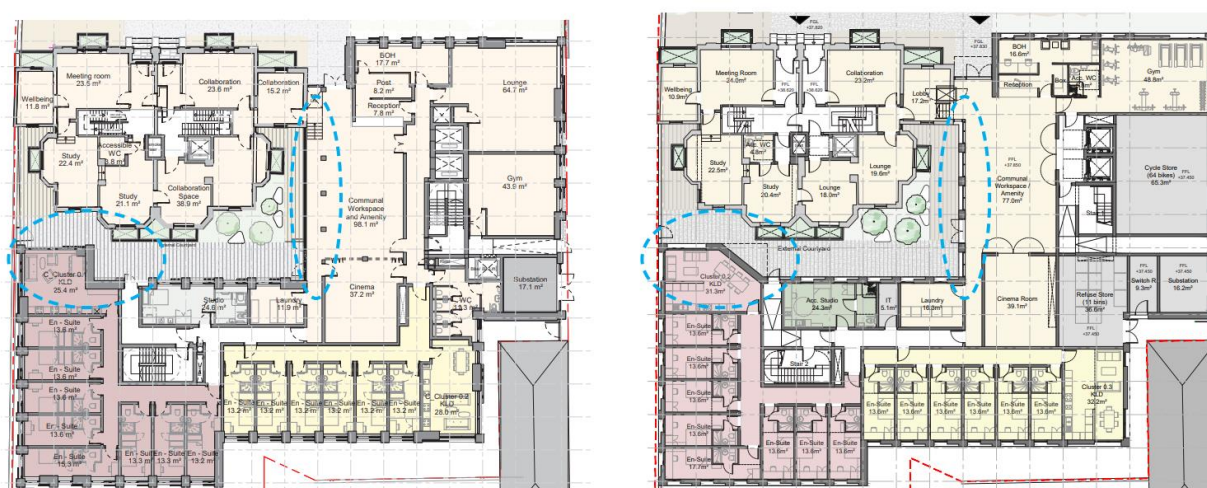


Figure 2 – Approved (left) versus proposed (right) ground floor amendments with limited exterior wall alterations circled in blue.

Other internal amendments are less evident and primarily comprise the reconfiguration of bedsit units in order to provide more uniform formats, without constrained ‘dog leg’ layouts where partitions meet the external wall.

Externally the only amendments proposed are addressing a discrepancy within the approved drawings to show rooftop plant and machinery on the elevational drawings as well as plans and the substitution of part glazing-part mesh solution to external elevations with attractive detailed cladding. This change has been made given the excessively large internal window reveals which in turn increases the solid portion of external walls to each bedsit unit within. This would not have a significant impact on the availability of light to each unit and would not directly affect the ventilation or energy strategies as approved.

For the avoidance of doubt none of the proposed amendments affect the approved reports/ strategies listed under condition no. 3 and thus remain relevant to the proposed development.

The proposed drawing substitutions relating to the planning permission are set out under **Appendix 1**, whilst further detail relating to the amendments is set out within the supporting Design and Access Statement Addendum.

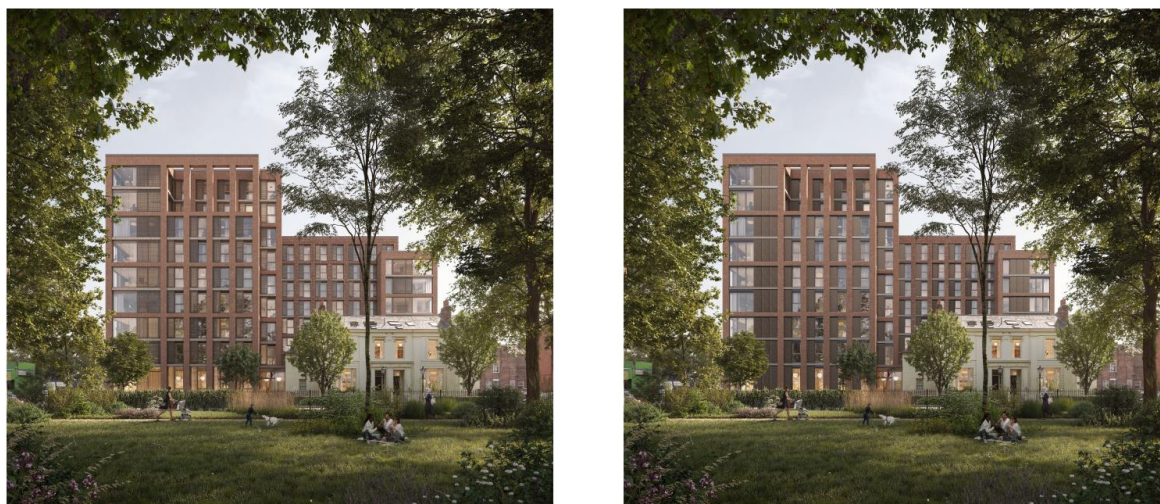


Figure 2 – Approved (left) versus proposed (right) external elevational and fenestration treatment indicating a largely indiscernible change.

Proposed Amendments (Listed Building Consent)

The proposed amendments to the listed building consent are restricted to the interior of the listed building with the exception of the proposed widening of the opening to the eastern side elevation and through link to the new-build block. This and all internal alterations are required in order to ensure accessibility in accordance with the requirements of Building Regulations.

The proposed number of internal connections between the two former dwellings will remain unchanged and the proposed floor plan will better reflect the historic arrangement. In general, the proposed studio layout will continue to work within the overall layout of structural walls within the building; however, the proposed new stud partition walling would be slightly reconfigured to allow for the creation of a sufficient number of accessible units. The proposed changes are minor and will not affect the ability to appreciate the historic arrangement of the listed building, which was previously identified as a positive aspect of the development.

A single, internal link is still proposed to be formed in the eastern flank wall of 468 Moss Lane East to provide access between the new-build element and the listed building. The revised access link arrangement involves a slightly greater loss of structural fabric than the consented arrangement. However, the principle of an opening in this location has already been accepted and a sufficient proportion of the flank wall would continue to be retained to ensure the transition into the listed building remains legible. No windows, door openings or architectural features would be affected by the proposal. The loss of fabric is only marginally greater than as consented and is immaterial in the context of the whole building. It is strongly justified by the need to create an efficient through access between the two buildings which is suitable for wheelchair users. No additional harm to the significance of the listed building would arise from this aspect of the revised scheme.

The remaining amendments relate to the new-build element and involve the omission of the basement and slight changes to the internal layout and the design of the building facade. These changes are not of a nature or scale that will affect the significance of the listed building and the previous conclusion set out in the original Heritage Statement therefore still applies.

The original Heritage Statement identified that the Proposed Development would cause a moderate degree of less than substantial harm to the significance of grade II listed 466 and 488 Moss Lane East. Having considered the nature and extent of the proposed amendments, this previous conclusion remains unchanged. The level of harm to the significance of the listed building therefore remains 'less than substantial' in NPPF terms and Paragraph 208 of the NPPF is engaged.

The public benefits presented by the consented scheme remain valid and are sufficient to outweigh the harm identified above. The benefits include:

- Contribution to meeting a pressing need for additional high quality PBSA in Manchester and the role this plays in ensuring the city's higher education establishments can continue to attract the 56 very best talent
- Alleviated pressure on traditional housing stock
- £25 million in terms of investment value
- Boost to the local retail and leisure economy
- Reinstatement of original windows within the listed building
- Commitment to a local benefit charter

The proposed drawing substitutions relating to the listed building consent are set out under **Appendix 2**.

Summary

In summary the proposed amendments are modest within the context of the approved consents. The overall scale, height and broad footprint of the development would remain unaltered as would the quantum of PBSA bedspaces. The amendments are being sought in order to both improve buildability and functionality for the end operator, in particular where alterations ensure compliance with Part M of the Building Regulations within the listed building.

Whilst there are some changes to the type of communal space within the scheme, the overall level of communal space would be unaffected and sufficient space will remain for 'back of house' facilities such as waste and cycle storage. Alterations to the layout of bedsits would also provide a betterment in terms of internal 'flow'. The substitution of the approved mesh-like design to window surrounds for decorative cladding would have a largely discernible impact on the appearance of the building and would ensure a high-quality finish is maintained.

The proposed amendments would as discussed not give rise to any substantially greater degree of impact than the consented scheme, with the magnitude of harm considered less than substantial and to be outweighed by the public benefits presented. Manchester City Council can therefore be satisfied in granting permission that the statutory duties of s.16(2) and s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been met.

The proposed amendments are of high-quality design, do not have any materially greater or even differing impact on the character of the local area or amenity of neighbouring residents. To this extent it is considered that the proposed amendments continue to comply with the adopted Development Plan.

The applications have been made via the planning portal (references PP-12901109 and PP-12905920). I trust that the above is in order for you to validate and determine the applications, but please do let me know if you have any specific questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Healey', written in a cursive style.

Steven Healey
Senior Planner

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Appendix 1: Schedule of Drawing Substitutions – Planning Permission

Approved Drawing Name	Approved Drawing Ref	Amended Drawing Name	Amended Drawing Ref
Location Plan Existing	CS-1094_MLE-001-SI	Location Plan	2027-SBA-0-00-D-A-00001
Existing Site Plan	CS-1094_MLE-003-EX	Existing Site Plan	2027-SBA-0-00-D-A-00100
Proposed Site Plan	CS-1094_MLE-005	Proposed Site Plan	2027-SBA-0-00-D-A-00110
Demolition Site Plan	CS-1094_MLE-004-EX	Demolition Plan	2027-SBA-0-00-D-A-00120
Contextual North & South Existing GA Elevation	CS-1094_MLE-006-EL	Existing Context Elevations	2027-SBA-02-EL-D-A-02000
GA-Basement Floor Plan	CS-1094_MLE-099-GA	Basement Plan Proposed	2027-SBA-01-01B-D-A-00109
GA-Ground Floor Plan	CS-1094_MLE-100 Rev 01	Ground Floor Plan Proposed	2027-SBA-01-00-D-A-01100
N/A		Mezzanine Floor Plan Proposed	2027-SBA-01-M-D-A-01100M
GA-1 st Floor Plan	CS-1094_MLE-101	Level 1 Floor Plan Proposed	2027-SBA-01-01-D-A-01101
GA-2 nd Floor Plan	CS-1094_MLE-102	Level 2 Floor Plan Proposed	2027-SBA-01-02-D-A-01102
GA-3rd -6th Floor Plan	CS-1094_MLE-103	Level 3 Floor Plan Proposed	2027-SBA-01-03-D-A-01103
		Level 4 Floor Plan Proposed	2027-SBA-01-04-D-A-01104
		Level 5 Floor Plan Proposed	2027-SBA-01-05-D-A-01105
		Level 6 Floor Plan Proposed	2027-SBA-01-06-D-A-01106
GA-7th Floor Plan	CS-1094_MLE-107	Level 7 Floor Plan Proposed	2027-SBA-01-07-D-A-01107
GA-8th Floor Plan	CS-1094_MLE-108	Level 8 Floor Plan Proposed	2027-SBA-01-08-D-A-01108
GA-Roof Plan	CS-1094_MLE-109	Roof Level Proposed	2027-SBA-01-RF-D-A-01109
Proposed North Elevation	CS-1094_MLE-300	North Elevation Proposed	2027-SBA-02-EL-D-A-02300
Proposed West Elevation	CS-1094_MLE-304	West Elevation Proposed	2027-SBA-02-EL-D-A-02301
Proposed South Elevation	CS-1094_MLE-303	South Elevation Proposed	2027-SBA-02-EL-D-A-02302
Proposed East Elevation	CS-1094_MLE-302	East Elevation Proposed	2027-SBA-02-EL-D-A-02303
Proposed North Elevation (Courtyard)	CS-1094_MLE-301	North Courtyard Elevation Proposed	2027-SBA-02-EL-D-A-02304
N/A		West Courtyard Elevation Proposed	2027-SBA-02-EL-D-A-02305
Contextual Elevation North and South	CS-1094_MLE-306	Contextual Elevations North & South Proposed	2027-SBA-02-EL-D-A-02400

Contextual Elevation East and West	CS-1094_MLE-305	Contextual Elevations East & West Proposed	2027-SBA-02-EL-D-A-02401
Proposed Section AA	CS-1094_MLE-200	Section A-A Proposed	2027-SBA-03-SE-D-A-03300
Proposed Section BB	CS-1094_MLE-201	Section B-B Proposed	2027-SBA-03-SE-D-A-03301
Proposed Section CC	CS-1094_MLE-202	Section C-C Proposed	2027-SBA-03-SE-D-A-03302

Appendix 1: Schedule of Drawing Substitutions – Listed Building Consent

Approved Drawing Name	Approved Drawing Ref	Amended Drawing Name	Amended Drawing Ref
Location Plan Existing	CS-1094_MLE-001-SI	Location Plan	2027-SBA-0-00-D-A-00001
Existing Site Plan	CS-1094_MLE-003-EX	Existing Site Plan	2027-SBA-0-00-D-A-00100
Basement Floor Plan Existing	CS-1094_MLE-EX-150	Existing Basement Plan	2027-SBA-01-01B-D-A-00009
Basement Floor Plan Demolition	CS-1094_MLE-EX-160	Demolition Basement Plan	2027-SBA-01-01B-D-A-00209
GA-Basement Floor Plan	CS-1094_MLE-099-GA	Basement Plan Proposed	2027-SBA-01-01B-D-A-00109
Ground Floor Plan Existing	CS-1094_MLE-EX-151	Existing Ground Floor Plan	2027-SBA-01-00-D-A-00010
N/A		Demolition Ground Floor Plan	2027-SBA-01-00-D-A-00210
Ground Floor Plan Proposed	CS-1094_MLE-EX-100	Ground Floor Plan Proposed	2027-SBA-01-00-D-A-00110
First Floor Plan Existing	CS-1094_MLE-EX-152	Existing Level 1 Plan	2027-SBA-01-01-D-A-00011
First Floor Plan Demolition	CS-1094_MLE-EX-162	Demolition Level 1 Plan	2027-SBA-01-01-D-A-00211
First Floor Plan Proposed	CS-1094_MLE-EX-152	Level 1 Plan Proposed	2027-SBA-01-01-D-A-00111
Second Floor Plan Existing	CS-1094_MLE-EX-153	Existing Level 2 Plan	2027-SBA-01-02-D-A-00012
Second Floor Plan Demolition	CS-1094_MLE-EX-163	Demolition Level 2 Plan	2027-SBA-01-02-D-A-00212
Second Floor Plan Proposed	CS-1094_MLE-EX-102	Level 2 Plan Proposed	2027-SBA-01-02-D-A-00112
Roof Plan Existing	CS-1094_MLE-EX-154	Existing Roof Plan	2027-SBA-01-RF-D-A-00013
Roof Plan Proposed	CS-1094_MLE-EX-154	Roof Plan Proposed	2027-SBA-01-RF-D-A-00113