

12 February 2024

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO: Jennifer Atkinson

Dear Jennifer

Eliza Yard - Planning Permission Ref: 130354/FO/2021
Application for a Non-Material Amendment

Please find enclosed an application for a Non-Material Amendment (NMA) to Planning Permission ref: 130354/FO/2021 (as amended by 135077/NMC/2022 and 136202/NMC/2023), submitted in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended).

The Planning Permission relates to the erection of an 8-storey residential-led buildings in Ancoats, known as Eliza Yard. The Applicant is Manchester Life Development Company 3 Ltd.

Since receipt of planning permission in July 2021, macro-economic and inflationary pressures have given rise to a 30% uplift in the cost to deliver Eliza Yard from the tender price received in December 2021. This has rendered the consented scheme unviable and undeliverable.

This has led Manchester Life to consider amendments to the scheme which allow it to be delivered whilst maintaining the quality and design intent of the scheme. Those amendments limit the impact of the construction cost increases and improve the viability position.

When combined with a long-term commitment to Ancoats, the amendments allow Manchester Life to deliver against the vision for the Poland Street area as articulated in the 2020 Neighbourhood Development Framework whilst complying with its massing principles, including building height constraints, and providing new high-quality homes. This supports both Ancoats' regeneration, and the city's housing demand.

For completeness, the description of development for Planning Permission ref: 133769/FO/2022 is:

‘Erection of an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (583 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.’

The proposed amended description of development is as follows, with changes in **bold**:

*‘Erection of an 8 storey building ~~to form 118 residential apartments~~ **for a residential scheme** (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) ~~(583~~ **392.40** sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.’*

1 Concurrent Section 73 Amendment Application

A Section 73 (S73) application will also be submitted to Manchester City Council (‘MCC’) to amend the relevant conditions attached to Planning Permission ref: 130354/FO/2021.

The amendments proposed under the S73 application require the description of development attached to the original permission to be amended through a concurrent application under s96A, in accordance with accepted planning procedures. Specifically, this will need to allow for the change in numbers of new homes and commercial floorspace proposed within the scheme, both referenced in the existing description.

The proposed amended description of development, to be progressed via a S73 application, is as follows:

“Variation of Conditions 2, 10, 15, 17, 20, 21, 25, 26, 27, 32, 33, 36, 43, 45, attached to planning permission ref: 130354/FO/2021 (as amended by 135077/NMC/2022 and 136202/NMC/2023) for a residential scheme (Use Class C3) with ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (392.40 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works to incorporate changes to the number and mix of apartments, a reduction in the quantum of commercial floorspace, changes to the building facade and a reduction to the building height.”

2 Pre-application Consultation

The approved scheme was subject to a comprehensive process of public and stakeholder engagement, including engagement with Greater Manchester Police, Historic England, Manchester City Council Highways, Transport for Greater Manchester, Greater Manchester Archaeology Advisory Service, local businesses and residents, and local ward councillors.

This application for an amended scheme is submitted following pre-application consultation with the Local Planning Authority. Two sessions were held, an initial pre-application meeting on 2 November 2023, in which the LPA were supportive of the proposals but requested that the materiality of the facade remains unchanged from the consented scheme.

A follow-up meeting was held 23 January 2024, in which the LPA were presented with the proposed amendments, with the materiality unchanged. It was agreed during this meeting that the proposed amendments are acceptable in principle and could be progressed via the submission of concurrent S73 and S96a applications.

3 Proposed Amendments

The provision of high-quality, architecturally sensitive residential schemes has always been recognised as key to creating an attractive, diverse and vibrant neighbourhood at Ancoats. Minor material amendments to the building are therefore proposed to enhance the viability of the scheme and limit the impact construction price increases since the original consent. The design rationale for the proposed amendments are set out in detail in the accompanying Design and Access Statement Addendum and are summarised below.

For clarity, these material changes are dealt with under the S73 submitted concurrently with this application and are illustrated on the plans and other supporting documents submitted with that application. The changes are briefly described here to provide the context for the proposed amendments to the description of development.

3.1 Residential Mix

As set out above, Eliza Yard has become unviable as a result of macro-economic changes. Therefore, in order to bring forward a deliverable and viable scheme it is proposed to make minor adjustments to the mix and number of units.

An additional 2no. 1B4P and 2no. 2B6P have been added at ground floor in leu of commercial space. This has reduced the quantum of commercial floorspace across the scheme from 583 sq. m to 392.40 sq. m. The residential Club Room has been removed, and the bicycle storeroom relocated.

The ground floor apartments introduced as part of the proposed amendments will be serviced with 3no. external front doors on the east elevation. These external facing doors will bring activation to this part of the public realm. The apartments will also be accessed internally via the communal hallways.

In addition to the new Ground Floor apartments, the 6no. duplexes apartments at level 6&7 have been reconfigured to create 3no. 2B4P apartments and 2.no 3B6P single storey apartments at each level.

The revised number and mix of apartments is as follows:

Unit Type	Consented		Proposed	
1B2P	38	32%	40	32%
2B4P	72	61%	80	63%

3B6P	2	2%	6	5%
3B6P Duplex	6	5%	0	0%
Total	118		126	

All proposed homes remain compliant with Manchester Space Standards.

3.2 Design Development

In addition to the increase in the number of residential units delivered across the scheme, further amendments are proposed with regard to the overall design of the scheme. These include:

- A reduction in building footprint, following the removal of the balconies,
- A reduction in building height of circa 1m, following the removal of 2 brick courses per level (excluding ground floor),
- The reduction of installed PV area to that required for compliance, while maintaining the space and infrastructure to facilitate future installation/expansion of the PV array.

Details of these amendments can be found in the S73 application which has been submitted concurrently this with application.

4 Planning Policy Assessment

4.1 National Planning Policy Framework (2023)

Full consideration of the proposals against the NPPF is considered within the original Planning Statement approved under Planning Permission ref: 130354/FO/2021. Since the approval of the original application in October 2021, there have been two revisions to the document, both in 2023. The changes made to the NPPF in September and December 2023, which focused largely on reforms to housing delivery, “out of character” residential development, Green Belt alterations and energy efficiency improvements, have been considered within the context of the proposed amendments and it has been concluded do not materially alter the conclusions from the original assessment.

4.2 Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP), there has been no change in local planning policy since the Planning Permission was granted.

The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed minor material

amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy.

Policy H1 Overall Housing Provision notes:

'Approximately 60,000 new homes will be provided for in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will carry across the lifetime of the Core Strategy. New housing will be predominantly in the North, East City Centre and Central Manchester. High Density developments (over 75 units per hectare) are considered appropriate the City Centre.'

The revised scheme will continue to make a positive contribution to the MCC's ambitions outlined in the Manchester Housing Strategy 2022-2023. The proposed development is well designed, contributes to new, high-density housing provision, and utilises a previously developed site within walking distance of various transport nodes.

The residential offer of this scheme will be high quality and will provide 126 residential units in Manchester City Centre, for which there is significant identified demand. The Proposed Development will support the growing population of Manchester and its associated economic growth.

5 Summary

The application comprises this covering letter and the following documentation:

- Completed Application Form;
- Site Location Plan prepared by PRP Architects.

The Application has the Planning Portal reference: **PP-12761600** and the application fee of £234 will be 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.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) or Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102) if you have any questions or require any further information.

Yours sincerely

Deloitte LLP.

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