

7 March 2024

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

F.A.O Jennifer Atkinson

Dear Jennifer,

Great Marlborough Street Car Park, Manchester – Application for Non-Material Amendments to Planning Permission for 121252/FO/2018 (as amended by 138799/NMC/2023)

On behalf of our client, GMS (Parking) Limited (the 'Applicant'), we hereby apply under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments ("NMA") to the time trigger of Condition 12 on Planning Permission 121252/FO/2018.

Background

On 23 July 2021 planning permission was granted for development at the site of the Great Marlborough Street Car Park in Manchester City Centre. The description of development approved under application ref: 121252/FO/2018 is as follows:

"Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work"

A series of non-material amendments were approved under application ref: 138799/NMC/2023 which improve the safety of the proposals in line with new legislation relating to fire safety which has become relevant following the grant of the approved development. The amendments to conditions will facilitate coordination between the construction of this site and the currently proposed fire safety improvements to an adjacent building, if and when required.

Condition 12 Amendments

Condition 12 states:

"Prior to the commencement of the development, 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 preparation of a sample panel(s)) and specifications of all materials to be used on all external elevations of the development along with jointing

and fixing details, soffit details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management along with details of Public Art to Great Marlborough Street.

The approved materials shall then be implemented as part of the development."

It is proposed to amend the time trigger for Condition 12 to exclude demolition works as the materials details are not directly related to demolition works. This will enable the Early Works construction phase approved under NMA ref: 138799/NMC/2023 and Condition Discharge ref: CDN/24/0026 to commence.

The following amended wording to Condition 12 is proposed (changes highlighted in bold):

*"Prior to the commencement of the development (**excluding demolition**), 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 preparation of a sample panel(s)) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, soffit details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management along with details of Public Art to Great Marlborough Street.*

The approved materials shall then be implemented as part of the development."

Planning Policy and Guidance

The key Development Plan Documents are the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan 1995. The Planning Policy Framework relevant to the proposed development has therefore not changed since the approval of the original application.

Whilst it is noted that the National Planning Policy Framework has been updated since planning permission was granted, the revised guidance does not include any updates that would be relevant the proposed amendments.

Assessment of the proposed development against the Development Plan and all relevant material considerations was comprehensively considered in the determination of the approved planning permission.

Application Submission

This application comprises this Covering Letter and the Application Form and Notice Certificates.

Summary and Conclusion

The amendments proposed in this application will result in a development that is not materially different to the approved development on-site (ref: 121252/FO/2018). The amendments proposed will enable the commencement of the Early Works construction package approved under NMA ref: 138799/NMC/2023 and Condition Discharge ref: CDN/24/0026 which will also facilitate coordination between the construction of this site and the currently proposed fire safety improvements to an adjacent building, if and when required.

The proposed amendments are all within the definition of non material changes which has been discussed and agreed in pre-application discussions with the Local Planning Authority.

The application is submitted through Planning Portal, reference PP- 12867284. Payment has been sent via Planning Portal for the sum of £234 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 Ed Britton (edbritton@deloitte.co.uk / 0161 455 6169 or Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 292 1119).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP