

30 August 2023

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

F.A.O Angela Leckie

Dear Angela,

Port Street, Manchester – Application for Non-Material Amendments to Planning Permission for 136170/FO/2023

On behalf of our client, Manchester House of Social 1 Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments (“NMA”) to Planning Permission 136170/FO/2023.

Background

The proposals comprise a Purpose Built Student Accommodation development that Deloitte submitted on behalf of House of Social 1 Ltd in March 2023 on the site in Manchester City Centre known as Plot 10b First Street. That application (reference 136170/FO/2023) was approved by Manchester City Council (MCC) on 1 June 2023 at Manchester City Council’s Planning and Highways Committee, with a decision notice issued on 25 July 2023 following the signing of a S106 legal agreement.

The description of development approved under application reference 136170/FO/2023 is as follows:

“Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B)”

Pre-Application Consultation

The approved development on the Site was subject to a comprehensive process of public and stakeholder engagement, including engagement with Historic England, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

This application is submitted following consultation with the Planning Authority in August 2023. Following discussions, it has been agreed with the case officer that all of the changes proposed can be progressed as an NMA to the existing permission.

Non-Material Amendments to the Approved Development

This application is to facilitate amendments to the condition wording attached to the decision notice. The NMA is for:

“Variation of Condition 3a (Materials and Samples), 3b (Circular Economy Statement), Condition 6 (Landscape Programme) and Condition 14a (Acoustic Insulation Scheme: Residential) attached to Planning Permission 136170/FO/2023.”

Proposed Condition Wording Updates

Renaker (the principal contractor for Plot 10b), have informed us that core construction commences on 3rd October which is only 6 weeks away. The Applicant is seeking to submit an NMA to amend the time trigger to *“within eight weeks of core construction commencing”*. As agreed with the case officer on 23 August 2023. By doing so, this would extend the timescales for above ground commencement to the end of November (14 weeks) allowing sufficient time to prepare the information required by the relevant conditions including the standard 8-week target determination period. This application therefore seeks to amend the wording of Conditions 3a, 3b, 6 and 14a on the consent to vary the time triggers stated.

A construction programme is being submitted with this application to outline the timescales for construction activities within the above specified period.

Condition 3a – Materials and Samples

Proposed amendments to Condition 3a are as follows:

*“(a) Notwithstanding the details submitted with the application, ~~prior to the commencement of above ground development~~ **within eight weeks of core construction commencing** the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*

**hand sized samples and specifications of all materials to be used on all external elevations;*

**drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and*

**a programme for the production of the full sized sample panels and strategy for quality control management; and*

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames and...”

Condition 3b – Circular Economy Statement

Proposed amendments to Condition 3b are outlined below:

*“(b) ~~Prior to above ground development~~ **Within eight weeks of core construction commencing**, submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Monitoring and Mitigation as set out in the Plot 10, First Street Environmental Statement (Chapter 7) February 2023 stamped as received on 01-03-23”*

Condition 6 – Landscaping Programme

Proposed amendments to Condition 6 are outlined below:

*“Notwithstanding the documents detailed in condition 2, ~~prior to the commencement of above ground works~~ **within eight weeks of core construction commencing** a programme for submission of final details of the public realm works and highway works as shown in FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23 and Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-*

PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3-PLAZZ-00-DR-L-009 P03 as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and

(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

All of the above shall be fully implemented prior to occupation of the development If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place"

Condition 14a – Landscaping Programme

Proposed amendments to Condition 14a are outlined below:

"14) Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23:

*a) ~~Prior to above ground works~~ **Within eight weeks of core construction commencing** a scheme for acoustically insulating the proposed residential accommodation against noise from the nearby road network and any nearby commercial premises shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site.*

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved with windows closed:

- Bedrooms (night tme - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)*
- Living Rooms (daytme - 07.00 - 23.00) 35 dB LAeq*
- Gardens and terraces (dayme) 55 dB LAeq*

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme and vibration mitigation measures shall be completed before any of the dwelling units are occupied.”

Planning Policy Framework

The Planning Policy Framework relevant to the proposed development has not changed since the approval of the original application.

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan. Full consideration of the proposed development against the planning policy framework is considered within the original Planning Statement, dated December 2021.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates,
- Site Location Plan;
- Pre-Above Ground Works Construction Programme.

Summary and Conclusion

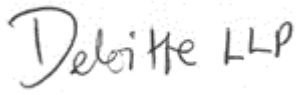
The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site (ref: 136170/FO/2023). The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, reference PP-12423520. 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 colleague 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

Enc.