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27 October 2023

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

FAO Angela Leckie

Dear Angela,

32 – 34 Laystall Street, Manchester - Application for Non-Material Amendments to Planning Permission 128911/FO/2020

On behalf of our client, McCaul Group Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make Non-Material Amendments ("NMA") to Planning Permission 128911/FO/2020.

The application comprises this Covering Letter, and the following documentation:

- Application Form;
- Appendix A – Revised Condition Wording; and
- Proposed Phasing Plan (Drawing ref. 1383/L0300), prepared by OMI Architects.

Note, this application has been submitted alongside an application for Full Planning Permission and Listed Building Consent in relation to the previously approved office extension. These applications should be reviewed in tandem.

Background

The Site comprises approximately 0.12 hectares (ha) of previously developed land in the Piccadilly Basin area of Manchester. The Site is bound to the north by Laystall Street; to the east by Brock Street; to the south by the rear of 51-53 Ducie Street and a surface level car park; and to the west by Pigeon Street.

On 2 February 2022, Planning Permission (Ref. 128911/FO/2020) and Listed Building Consent (Ref. 128904/LO/2020) were granted in relation to 32 – 34 Laystall Street, Manchester, M1 2JZ (hereinafter 'the Site').

The description of development approved under application Ref. 128911/FO/2020 was as follows:

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"Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking."

Planning Permission Ref. 128911/FO/2020 has been subsequently amended via Non-Material Amendment Applications Ref. 133218/NMC/2022, 136217/NMC/2023 and 137464/NMC/2023.

Listed Building Consent Ref. 128904/LO/2020 has also been subsequently amended by Section 19 Applications Ref. 133219/JO/2022 and 137467/JO/2023.

Pursuant to the above permissions, our client is currently in the process of completing the refurbishment of the Grade II Listed Building, and their partner Great Places is progressing the 9no. storey residential building, to deliver affordable homes.

Proposed Non-Material Amendments

This Application seeks to allow for the phased development of the Site, in accordance with Planning Permission Ref. 128911/FO/2020 (as amended).

As identified in the Phasing Plan submitted alongside this application, and referenced under amended Condition 2 (Appendix A), this application seeks to phase development as follows:

- Phase 1: Refurbishment of Listed Building, and construction of 9no. storey residential block.
- Phase 2: Construction of extension to Listed Building.

In order to facilitate the phased delivery of the approved development, this Application proposes:

a) The approval of Phasing Plan (Drawing No. 1383/LO300).

b) Amendments to the description of development, to allow for the extension to be built-out for residential use, as detailed within the Full Planning Application submitted alongside this NMA Application. The proposed revised description of development is as follows:

"Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and ~~3 storey~~ extension to 32-34 Laystall Street ~~for use as offices (Class E)~~ with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking".

c) Amendments to a number of planning conditions, as set out under Appendix A. This will enable conditions to be discharged on a phase-by-phase basis, and, will ensure that Phase 1 can be delivered without a requirement to discharge conditions that only relate to Phase 2.

Phasing is required simply owing to changes in the planning programme, which will see the refurbishment of Listed Building, and construction of the 9no. storey residential building taking place prior to the construction of the extension to the Listed Building.

To confirm, this application does not propose any design changes to the approved scheme; nor does it seek to make any amendments to Listed Building Consent Ref. 128904/LO/2020 (as amended).

As agreed with David Roscoe during pre-application discussions held on 13th July 2023, the proposed amendments are non-material in nature, thus can be carried out through an NMA application.

Planning Policy and Guidance

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan and the National Planning Policy Framework (2021).

The proposed amendments are considered to be non-material in nature; and simply seek to enable the phased development of the Site. Adding a phasing condition and amending trigger points (as set out in Appendix A) will ensure that the Planning Permission can be delivered in a sequence which matches the development programme.

Summary and Conclusion

A fee has been paid to Manchester City Council for £234.00 (Reference: PP-12365747), in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We trust you will find this application in order, and we look forward to receiving written confirmation of its registration.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact Kelly McCann (0161 455 6671/ kmccann@deloitte.co.uk) and Jasmine Sandhu (0113 341 6838 / jasminesandhu@deloitte.co.uk).

Yours sincerely

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Appendix A: Revised Condition Wording