MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Plot 11 First Street South

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

383808

Northing (y)

397170

Description

Land Bound By Hulme Street to the North, Wilmott Street to the East, The Unite Parkway Gate development and Mancunian Way to the South, and Medlock Street to the West, Manchester.

Applicant Details

Name/Company

Title

First name

Surname

Downing

Company Name

Downing Living (Manchester) Limited

Address

Address line 1

5 Myrtle Street

Address line 2

Address line 3

Town/City

Liverpool

County

Country

Postcode

L7 7DN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Glenn

Surname

Robinson

Company Name

Simpson Haugh Architects

Address

Address line 1

Simpson Haugh Architects

Address line 2

Riverside 4

Address line 3

Commercial Street

Town/City

Manchester

County

Country

Postcode

M15 4RQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Cade/Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works

Reference number

125573/FO/2019

Date of decision

09/03/2021

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1. Building D Entrance Relocated
2. Introduction of a Delivery hub on Wilmott Street
3. Adjustments to doors and window positions
4. Additional Louvres
5. Amendments to Podium Landscape design

Please state why you wish to make this amendment

1. Building D Entrance Relocated

The Building Entrance has been relocated from Hulme Street to Newcastle Street, which is the primary pedestrian route from First Street North down to Hulme. The location improves the connection to Building A and B and the courtyard spaces. It also gives the opportunity to create active frontage along Hulme Street where the entrance previously was. A higher quality revolving door is proposed enhancing the entrance sequence.

2. Introduction of a Delivery hub on Wilmott Street

A dedicated delivery entrance for residents' parcels and takeaway food has been introduced along Wilmott Street. This will enhance the resident experience and provide a dedicated drop-off point for deliveries. The landscape has been adjusted in the location to accommodate the change.

3. Adjustments to doors and window positions

Minor adjustments to position of windows and doors on the podium façade have been made following design development.

4. Additional Louvres

Additional louvres have been added following design development.

5. Amendments to Podium Landscape design

Minor amendments to the landscape to both Z1 and Building D podium levels to reflect the developing internal programme.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Ground Floor Plan	10266-Z0-A-G100-PL-00-99001
First Floor Plan	10266-Z0-A-G100-PL-01-99001
Second Floor Plan	10266-Z0-A-G100-PL-02-99001
East Elevation	10266-Z0-A-G100-EL-EE-99001
Central East Elevation	10266-Z0-A-G100-EL-EE-99002
North Elevation	10266-Z0-A-G100-EL-EN-99001
South Elevation	10266-Z0-A-G100-EL-ES-99001

New plan/drawing numbers

Ground Floor Plan	10266-Z0-A-G100-PL-00-99001 (Rev P03)
First Floor Plan	10266-Z0-A-G100-PL-01-99001 (Rev P03)
Second Floor Plan	10266-Z0-A-G100-PL-02-99001 (Rev P03)
East Elevation	10266-Z0-A-G100-EL-EE-99001 (Rev P03)
Central East Elevation	10266-Z0-A-G100-EL-EE-99002 (Rev P03)
North Elevation	10266-Z0-A-G100-EL-EN-99001 (Rev P03)
South Elevation	10266-Z0-A-G100-EL-ES-99001 (Rev P03)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Glenn Robinson

Date

16/10/2023