

**Steven McCoombe**

Planning  
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Albert Square  
Manchester  
M60 2LA

08 September 2023

Submitted via Planning Portal (ref: PP-12443789)

Dear Steve

**Application for the Approval of a Non-Material Amendment to 135278/FO/2022: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place**

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application made under Section 96A of the Town and Country Planning Act 1990 to make non-material amendments to Condition 2 of planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which lists the approved plans. The permission was granted on 17<sup>th</sup> March 2023 for the following description of development:

*'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'*

**The Proposed Amendments**

As discussed in our meeting with Dave Roscoe on 22<sup>nd</sup> August 2023, a series of minor changes to the scheme have either come about due to inaccuracies in the original survey information or changes due to further detailed design work post planning approval. These changes are set out at **Appendix I**, and a brief description follows each point illustrating the reason for each change. The changes brought about by the results of conditions surveys, further measured survey or visual inspection of the existing buildings have been indicated with **BLUE** headline text. Those changes made to comply with regulations or as the result of further technical design development have been indicated in **GREEN** headline text.

An updated set of plans have been prepared which reflect the abovementioned changes and a revised drawing schedule is attached to this letter at **Appendix II**.

## **Assessment**

Planning Practice Guidance<sup>1</sup> is clear that there is no statutory definition of "non-material" and it is dependent on the context of the overall scheme. The summary table at Annex A<sup>2</sup> states that the Local Planning Authority, when considering if the amendment is material, *"must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted"*.

The proposed amendments will not require the reassessment of any additional information or environmental impacts, therefore, as agreed with Dave Roscoe, the "effect of the change" is not considered to be material and it is on this basis that AshtonHale have submitted this application for non-material amendments.

## **Summary**

In summary, the "effect of the change" of the proposed amendments is non-material, and the amendments proposed have been prior agreed with MCC. The amendments to the approved plans are required to enable the development site to come forward and contribute to MCC's supply of student accommodation in the quickest timescale.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



**Neil Lucas**

Director

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**AshtonHale Ltd**

Enc.

Appendix 1: Proposed Amendments

Appendix 2: Schedule of Revised Drawings

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<sup>1</sup> Paragraph: 002 Reference ID: 17a-002-20140306, Revision date: 06 03 2014

<sup>2</sup> Accessible via: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/864175/Annex\\_flexible\\_options.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/864175/Annex_flexible_options.pdf)

# Appendix I: Proposed Amendments

## Buildings 01 (St Gabriel's/Chapel) & 02 (Woodthorpe)

01. **Raising of existing parapet heights to flat roof areas of St Gabriel's, Chapel and Annex Buildings** - Detailed conditions surveys undertaken during post planning design development stages have identified mould growth and poor thermal performance associated with existing flat roof coverings. New roof coverings were therefore required to upgrade the performance of the existing fabric, which required parapets to be raised to accommodate the new build-ups.
02. **Addition of AOVs to St Gabriel's pitched roofs**- Required for the implementation of the building fire strategy developed further following the planning application.
03. **Drawings amended to correct errors in measured survey information**- Errors such as, but not limited to, windows not being shown, window sizes and fenestration being shown incorrectly, roof geometry shown incorrectly, and chimneys being shown incorrectly addressed in updated drawing set.
04. **Clarification of window replacement / refurbishment strategy. Associated design development of window and door design in terms of matching existing configuration and achieving regulatory compliance** - Following receipt of the window conditions survey and further visual inspection undertaken as part of the detailed design development, the window replacement/refurbishment strategy has been clarified to comprise replacement of the majority of windows on St Gabriel's with new timber-framed windows, replacement of the existing uPVC framed windows on Woodthorpe with aluminium framed windows, and replacement of the majority of the metal framed windows on the Chapel with aluminium framed windows. Fenestration detailing and opening sizes for the new windows have been designed to match the existing configuration where possible, but in a number of instances it has been necessary to make minor adjustments to comply with building regulations requirements regarding protection from falling from height, opening sizes for natural ventilation, recommended heights of opening mechanisms to satisfy accessibility requirements. This strategy has been discussed and agreed in principle with Manchester City Council planning officers.
05. **Addition of louvres to St Gabriel's east and west facades** - Required to facilitate the developed ventilation strategy to amenity areas.
06. **Addition of opaque and translucent glazing panels to windows in Woodthorpe in limited locations** - Required to facilitate room layouts as part of developing design.
07. **Louvre door added to Woodthorpe north façade and single plant access door to Woodthorpe west façade changed to a double door** - Technical requirements following further development of the mechanical services strategy.
08. **Feature decorative metal panel introduced in lieu of back painted glazed panel on Woodthorpe south façade** - Feature metal panel designed to replicate fenestration pattern of existing door, the design for which is now visible following removal of temporary façade coverings.

## Buildings 03 & 04

01. **Addition of roof access guarding** - Required to allow for safe maintenance access to upper level roof areas.
02. **Minimal increase to lift overrun height** - Technical requirement to achieve necessary thermal performance and watertightness detailing to roof cover.

- 03. **Additional ventilation slots to head of windows in limited locations** - Technical requirement to enable mechanical ventilation strategy which has further developed during post-planning design phase.
- 04. **Metal architrave detail omitted to surrounds of entrance doors** - Omitted for reasons of technical feasibility and regulatory compliance.
- 05. **Minor adjustment to window setting out to Building 03 south elevation, levels 03 & 04 only** - technical requirement made to align design to brick dimensions necessary for construction.
- 06. **Fire exit door on Building 03 only changed from glazed to metal** - change made for safety reasons with glazed finish inappropriate.
- 07. **Change to ground floor window setting out** - technical requirement to create more robust waterproofing detailing and alignment with revised landscape levels. New metal flashing added below windows accordingly.
- 08. **Increase to the height of roof AOVs** - technical requirement to ensure correct watertightness detailing and thermal robustness of interface with roof cover.
- 09. **Increase to height of roof access door threshold** - technical requirement to ensure robust watertightness detailing at interface with green roof cover.

## Appendix II: Schedule of Revised Drawings