26 September 2023
Delivered via Planning Portal

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Ref: IQSM3015

Dear Jennifer

NON-MATETERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION REFERENCE 136874/FO/2023 ECHO STREET, MANCHESTER, M1 3QJ

On behalf of iQ Student Accommodation ('IQ' / 'the Applicant'), I am pleased to enclose an application for a non-material amendment application[1] to planning permission ref. 136874/FO/2023 for the approval of amendments to condition 2 (approved plans) and condition 6 (external materials) at Echo Street, Manchester.

The application has been submitted via the Planning Portal (ref. PP-12485536) and comprises electronic copies of the following information:

- This Covering Letter
- Completed Application Forms
- Schedule of External Elevation Materials ref. Rev.04 25/09/23
- Revised drawings, prepared by Sheppard Robson:
  - ECHO-SRA-ZZ-XX-DR-A-02201 Rev P08
  - ECHO-SRA-ZZ-XX-DR-A-02202 Rev P09
  - ECHO-SRA-ZZ-XX-DR-A-02203 Rev P08
  - ECHO-SRA-ZZ-XX-DR-A-02204 Rev P09
  - ECHO-SRA-ZZ-XX-DR-A-02205 Rev P09
  - ECHO-SRA-ZZ-XX-DR-A-02206 Rev P09
  - ECHO-SRA-ZZ-XX-DR-A-02301 Rev P04
  - ECHO-SRA-ZZ-XX-DR-A-02302 Rev P05
  - ECHO-SRA-ZZ-XX-DR-A-02303 Rev P04
  - ECHO-SRA-ZZ-XX-DR-A-02304 Rev P04
  - ECHO-SRA-ZZ-XX-DR-A-02305 Rev P04
  - ECHO-SRA-ZZ-XX-DR-A-02401 Rev P04
  - ECHO-SRA-ZZ-XX-DR-A-02402 Rev P04
  - ECHO-SRA-ZZ-XX-DR-A-02403 Rev P04

[1] Made under Section 96A of the Town and Country Planning Act 1990 (as amended)

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  - ECHO-SRA-ZZ-XX-DR-A-02501 Rev P05
  - ECHO-SRA-ZZ-XX-DR-A-02502 Rev P05
  - ECHO-SRA-ZZ-XX-DR-A-02503 Rev P05
- Visual mock-up drawings, prepared by Sheppard Robson (for information only, not for approval):
  - ECHO-SRA-XX-XX-DR-A-21420
  - ECHO-SRA-XX-XX-DR-A-21421

The requisite application fee of £234.00 has been paid via the Planning Portal.

Background

As you are aware, in May 2023, full planning permission was granted for the erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works (LPA ref. 136874/FO/2023).

The permission includes a number of conditions to be discharged, including condition 6 which requires samples of all materials to be used on the external elevations of the development to be submitted to and approved by Manchester City Council ('MCC') prior to the commencement of development. It is this condition to which this non-material amendment application relates and because of the proposed amendments, condition 2 (approved plans) also.

Proposed Amendments

Materials

As noted above, condition 6 (external materials) is currently drafted as follows:

> *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 panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.*
>
> *The approved materials shall then be implemented as part of the development.*

As discussed in detail with MCC during a meeting on 14 September 2023, due to the different lead in time for material samples and subsequent mock-ups to be produced, it is not possible to obtain samples of all external materials prior to commencement of development, which is due to begin in October 2023.

Therefore, a schedule of external materials has been prepared by the Applicant, B+K (contractors) and Sheppard Robson to confirm when all external materials will be available and the associated date for submission to MCC for approval. This accompanies this application and has been discussed and agreed with MCC. Drawings of the visual-mock ups (VMUs) are also enclosed to confirm what each of these will include. These are for reference only and should not form 'approved plans'. Importantly, the schedule and VMUs confirm that all materials previous specified are being progressed to maintain the original design intent.

This is except for the use of GRC cladding to the intermediary linked buildings. As discussed, and agreed with MCC, the GRC cladding is proposed to be replaced by an engineered stone solution. The engineered stone will be provided in smaller sized panels to ensure maximum structural integrity which has subsequently allowed for them to be arranged in such a way that adds visual interest to the intermediary linked buildings. This approach is

considered to provide a higher quality finish and design solution, such that it will enhance the already high-quality design of the proposed development.

Rationalisation of Façade Access Strategy

As approved, the current façade access strategy provides a track along the roof of the building to accommodate a roof trolley system to access the façade for cleaning, maintenance etc. However, following a review of the servicing strategy it is proposed to rationalise the façade access strategy to provide a Building Maintenance Unit (BMU) located centrally at roof level, behind the roof parapets. Therefore, the track along the roof of the building is proposed to be omitted. The BMU will not be visible as it will be located behind the roof parapets. As such, this is considered a positive solution to rationalising the façade access strategy and ensuring no impact on the design quality of the proposed development.

Proposed Condition Amendments

As a result of the above, it is proposed to amend the wording of condition 6 (external materials) to reflect compliance with the enclosed schedule of material samples and also amend a number of the approved plans in condition 2 (approved plans) to remove reference to the use of GRC and the removal of the track for the roof trolley system. These wording amendments are presented in **Appendix 1.**

Basis of Determination

National Planning Practice Guidance (NPPG) confirms that what constitutes a 'non-material' amendment will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another.

The local planning authority must have regard to the effect of the change and be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 19902.

It is considered that the changes proposed are capable of being dealt with by way of a non-material amendment application – in that they do not change the scale, nature or extent of the approved scheme and maintain the overall design quality of the scheme.

Evaluation of the Proposed Changes

Planning Policy Context and Appraisal

The following section seeks to outline the relevant adopted and emerging policy relevant to this non-material amendment application, which mainly relates to design and residential amenity. The relevant policy documents upon which these proposals will be assessed consists of:

- The Manchester Core Strategy
- Guide to Development in Manchester SPD (April 2017)
- National Planning Policy Framework (September 2023) ('NPPF')

Core Strategy Policy DM1 outlines key development management matters, to which all developments should demonstrate consideration as part of any planning application. The relevant matters include layout, scale, materials and appearance of the proposed development and effects on amenity.

Reference is made to the Guide to Development in Manchester SPD (April 2017) which recognises the importance of design in delivering sustainable development across the city and provides developers more detailed design related guidance. The NPPF recognises the importance of design and confirms that development should be visually

attractive, sympathetic to local character, establish a strong sense of place and optimise the potential of the site, whilst creating places that are safe, inclusive, and accessible, and which promote health and well-being.

As demonstrated above and in the revised plans, the proposed development maintains the original design intent and the schedule of materials demonstrates when each will be available for approval by the Council. Similarly, the change from the use of GRC cladding to an engineered stone is considered a positive change that will enhance the overall design quality of the building originally approved. The rationalised façade access strategy to a centralised BMU system will also maintain the design quality of the approved scheme.

As such, it is considered that the proposed amendments accord with the Core Strategy Policy DM1, the Guide to Development in Manchester SPD and the relevant provisions of the NPPF.

Conclusions

The proposed amendments, as detailed above and within the accompanying documents, do not change the scale nature and extent of the approved development nor do they alter the overall design quality of the scheme. The proposed amendments constitute non-material amendments to the approved scheme and are in accordance with relevant local and national policy.

I trust that you have sufficient information to register this application and look forward to receiving confirmation of receipt as soon as possible. However, if you have any queries or require any additional information, please do not hesitate to get in touch.

Yours sincerely



Olivia Carr
Associate Director

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Appendix 1: Proposed Condition Wording Amendments

Wording added in **bold and <u>underlined.</u>** Wording removed ~~stricken out~~.

Condition 2 (Approved Plans) (relevant part of wording only included)

The development hereby approved shall be carried out in accordance with the following drawings and documents:

ECHO-SRA-ZZ-B1-DR-A-02099 Rev P05, ECHO-SRA-ZZ-02-DR-A-02102 Rev P06, ECHO-SRA-ZZ-03-DR-A-02103 Rev P06, ECHO-SRA-ZZ-04-DR-A-02104 Rev P06, ECHO-SRA-ZZ-05-DR-A-02105 Rev P06, ECHO-SRA-ZZ-06-DR-A-02106 Rev P06, ECHO-SRA-ZZ-07-DR-A-02107 Rev P06, ECHO-SRA-ZZ-08-DR-A-02108 Rev P06, ECHO-SRA-ZZ-09-DR-A-02109 Rev P06, ECHO-SRA-ZZ-10-DR-A-02110 Rev P06, ECHO-SRA-ZZ-11-DR-A-02111 Rev P06, ECHO-SRA-ZZ-12-DR-A-02112 Rev P06, ECHO-SRA-ZZ-13-DR-A-02113 Rev P06, ECHO-SRA-ZZ-14-DR-A-02114 Rev P06, ECHO-SRA-ZZ-15-DR-A-02115 Rev P06, ECHO-SRA-ZZ-16-DR-A-02116 Rev P06, ECHO-SRA-ZZ-17-DR-A-02117Rev P06, ECHO-SRA-ZZ-18-DR-A-02118 Rev P06, ECHO-SRA-ZZ-19-DR-A-02119 Rev P06, ECHO-SRA-ZZ-20-DR-A-02120 Rev P06, ECHO-SRA-ZZ-21-DR-A-02121 Rev P06, ECHO-SRA-ZZ-22-DR-A-02122 Rev P06, ECHO-SRA-ZZ-23-DR-A-02123 Rev P05, ECHO-SRA-ZZ-24-DR-A-02124 Rev P06, ECHO-SRA-ZZ-25-DR-A-02125 Rev P06, ECHO-SRA-ZZ-26-DR-A-02126 Rev P06, ECHO-SRA-ZZ-27-DR-A-02127 Rev P06, ECHO-SRA-ZZ-RF-DR-A-02128 Rev P05, ECHO-SRA-ZZ-RF-DR-A-02129 Rev P02, ECHO-SRA-ZZ-RF-DR-A-02130 Rev P02, ~~ECHO-SRA-ZZ-XX-DR-A-02301 Rev P02, ECHO-SRA-ZZ-XX-DR-A-02302 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02303 Rev P02, ECHO-SRA-ZZ-XX-DR-A-02304 Rev P02, ECHO-SRA-ZZ-XX-DR-A-02305 Rev P02, ECHO-SRA-ZZ-XX-DR-A-02401 Rev P02, ECHO-SRA-ZZ-XX-DR-A-02402 Rev P02, ECHO-SRA-ZZ-XX-DR-A-02403 Rev P02,~~

All of the above documents were received by the City Council, as Local Planning Authority, on the 2 May 2023

ECHO-SRA-ZZ-00-DR-A-02100 Rev P11, ECHO-SRA-ZZ-01-DR-A-02101 Rev P09, ~~ECHO-SRA-ZZ-XX-DR-A-02201 Rev P07,~~ ~~ECHO-SRA-ZZ-XX-DR-A-02202 Rev P08, ECHO-SRA-ZZ-XX-DR-A-02203 Rev P07, ECHO-SRA-ZZ-XX-DR-A-02204 Rev P08, ECHO-SRA-ZZ-XX-DR-A-02205 Rev P08, ECHO-SRA-ZZ-XX-DR-A-02206 Rev P08,~~ ~~ECHO-SRA-ZZ-XX-DR-A-02501 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02502 Rev P04 and ECHO-SRA-ZZ-XX-DR-A-02503 Rev P04~~

All of the above documents were received by the City Council, as Local Planning Authority, on the 18 July 2023

<u>ECHO-SRA-ZZ-XX-DR-A-02201 Rev P08, ECHO-SRA-ZZ-XX-DR-A-02202 Rev P09, ECHO-SRA-ZZ-XX-DR-A-02203 Rev P08, ECHO-SRA-ZZ-XX-DR-A-02204 Rev P09, ECHO-SRA-ZZ-XX-DR-A-02205 Rev P09, ECHO-SRA-ZZ-XX-DR-A-02206 Rev P09, ECHO-SRA-ZZ-XX-DR-A-02301 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02302 Rev P05, ECHO-SRA-ZZ-XX-DR-A-02303 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02304 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02305 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02401 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02402 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02403 Rev P04, ECHO-SRA-ZZ-XX-DR-A-02501 Rev P05, ECHO-SRA-ZZ-XX-DR-A-02502 Rev P05, ECHO-SRA-ZZ-XX-DR-A-02503 Rev P05.</u>

<u>Schedule of External Elevation Materials ref. Rev.04 25/09/23</u>

<u>All of the above documents were received by the City Council, as Local Planning Authority on 26 September 2023.</u>

Condition 6 (External Materials)

~~Prior to the commencement of the development,~~ **A**~~a~~ll material to be used on all external elevations of the development shall be **made available for approval by the City Council, as Local Planning Authority, in accordance with the approved 'Schedule of External Elevation Materials ref. Rev.04 25/09/23'.** ~~submitted for approval in writing by the City Council, as Local Planning Authority~~. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.