

20 April 2022

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

F.A.O Jennifer Atkinson

Dear Jen,

Oldham Road – Application for Non Material Amendments to Planning Permission Ref: 125686/FO/2019 as amended by 130490/NMC/2021

This covering letter has been prepared in support of a planning application under Section 96a of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendment (“NMA”) to Planning Permission 125686/FO/2019 as amended by 130490/NMC/2021 in relation to Condition 2.

The applicant is Mulbury Homes (Oldham) Ltd. (‘the Applicant’).

The proposed amendments is the result of further design development on the elevational design, which is considered to result in an improved scheme from the previous approved iteration.

The proposed description of development is as follows:

Non-Material Amendment to planning permission 125686/FO/2019 to change wording of condition 2 (Approved Drawings) to agree minor elevational changes.

Details of the proposed amended plans is included at Appendix A.

1 Planning History

Planning Permission 125686/FO/2019 was granted on 22 December 2020 for the following:

Erection of a 12-storey residential building (Use Class C3) comprising 144 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and /or D1 (excluding Places of Worship)) (144 sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.

1.1 Previous Amendment Applications

A previous Section 96a Application was approved 25 May 2021 (Ref. 130490/NMC/2021) to change wording of condition 10 (Materials) to agree a materials programme. The detail required to discharge this condition in full has since been submitted for discharge (Ref. CDN/22/0677) and was approved 09 November 2022.

2 Proposed Amendments

The amendments are proposed following detailed design development and further consultation with the LPA. They are illustrated on the submitted plans and other supporting documents listed at the end of this letter.

These proposed amendments were initially presented to the Local Planning Authority via Jennifer Atkinson on 11 November 2022 and subsequently through three further meetings as follows:

- 16 December 2022 – review of design options.
- 25 January 2023 – on site review of aluminium spandrel panels to upper ground floor windows, Marshall St; and
- 07 March 2023 – on site review of aluminium spandrel panels to upper ground floor windows, Marshall St & Addington St.

The amendments outlined below are now considered to be agreed in principle. In addition, as they do not materially alter the scale, quality or proposed use of the Proposed Development, it is considered (and has been agreed with the LPA) that they can be progressed via a Section 96a application.

2.1 Window Distribution

The original strategy for windows in the apartments included a mix of Juliet balconies, windows on fixed restrictors, fixed pane windows and spandrel panel windows. Through design development, Juliet balconies with fully openable windows were added in place of window restrictors to provide improved amenity for the residents.

The mix of Juliet balconies, fixed pane windows and spandrel panels were then redistributed across the facade to retain a balanced elevation and proportion of openings within the apartments for daylighting and overheating purposes. It is considered that this does not significantly change the overall appearance of these facades, and therefore is not a material change to the original scheme.

2.2 Plant Layout

Plant room layout and associated back of house access and ventilation strategy has been developed at detailed design. This requires a change to the ground floor layout, and minor rearrangement of doors and louvred panels within the proposed curtain walls. As above this is not considered to constitute a material change to the original scheme design.

2.3 Atrium Design and rooftop Plant

Through detailed development of the building Fire Strategy using Computational Flow Dynamic modelling, an air inlet shaft has been added to provide intake air to the atrium and circulation routes, in the event of fire. The proposed shaft sits next to the lift core and is required to take fresh air 5m away from the opening of the rooflight via ductwork.

The plant and shaft underwent detailed discussions with Manchester City Council, to mitigate the visual impact of these elements, a metal louvred screen is proposed to the roof top on Addington Street elevation. This has been designed to suit the massing and proportion of the building, and is polyester powder coated to the same colour and finish as all other metal work on the building facade. This updated design was agreed in principle with Manchester City Council on 16 December 2022.

2.4 Ground Floor Spandrel Blanking Panels

Spandrel panels have been introduced to ground floor windows to conceal ceiling voids, as illustrated in the revised bay elevations and section.

2.5 GRC Panels at Ground Floor

Through design development, eleven GRC panels located at ground floor level have been changed to brickwork whilst retaining the design concept of the pier design. It was deemed that the GRC at street level may be vulnerable to graffiti and that brickwork would be better maintained in this location.

This amendment is therefore considered to improve upon the original design proposal. These materials were agreed in principle with MCC at meetings on 25 January 2023 and 07 March 2023.

3 Planning Policy Assessment

3.1 National Planning Policy Framework (2021)

Since the original application was submitted, a revised NPPF was adopted in 2021 further to revisions that were made in 2019. The revised NPPF continues to set out the Government's planning policies for England and how these are to be applied within a local setting. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

The presumption in favour of sustainable development – the golden thread running through plan-making and decision taking (para. 11) – remains at the heart of the NPPF. Sustainable development is about positive growth, which supports economic, environmental and social progress for existing and future generations. Paragraph 130 of the 2021 NPPF states that: *"local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme"*

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life by supporting existing and future generations' health, social and cultural wellbeing. The NPPF also places emphasis on the importance of pre-application engagement with the Local Planning Authority and local community, which will help to resolve any issues and deliver more positive outcomes.

The revised scheme remains in full accordance with the key tenets of the NPPF. The approved proposals, as amended by this application, will provide high quality residential accommodation at a highly sustainable site in Manchester, supporting delivery of the widely recognised requirement for housing supply across the city region.

3.2 Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). There has been no change in local planning policy since the Planning Permission was granted. The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed non-material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy.

4 Summary

The application comprises this covering letter and the following documentation:

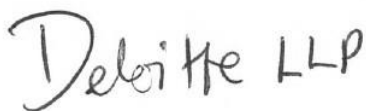
- Completed Application Form;
- Site Location Plan prepared by Tim Groom Architects;
- Application Drawings prepared by Tim Groom Architects (Please see Appendix A for full schedule);
- NMA Report prepared by Tim Groom Architects;

The Application has the Planning Portal reference: PP-12060868 and the application fee of £234 will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a minor-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / 0161 455 6963) if you have any questions or require any further information.

Yours sincerely



Deloitte LLP

Appendix A – Drawing Schedule

The following table provides a list of updated plans.

Drawing Name	Drawing Reference	Original Application	NMA Revision
02 Site Layouts			
Existing Site Location Plan	0322-TGA-XX-00-DR-A-0201	P02	P02
03 - General Arrangement Plans			
Ground Floor Plan	0322-TGA-XX-00-DR-A-0300	P06	P09
Level 1 Floor Plan	0322-TGA-XX-01-DR-A-0301	P04	P06
Level 2 Floor Plan	0322-TGA-XX-02-DR-A-0302	P04	P06
Level 3 Floor Plan	0322-TGA-XX-03-DR-A-0303	P04	P06
Level 4 Floor Plan	0322-TGA-XX-04-DR-A-0304	P04	P06
Level 5 Floor Plan	0322-TGA-XX-05-DR-A-0305	P04	P06
Level 6 Floor Plan	0322-TGA-XX-06-DR-A-0306	P04	P06
Level 7 Floor Plan	0322-TGA-XX-07-DR-A-0307	P04	P06
Level 8 Floor Plan	0322-TGA-XX-08-DR-A-0308	P04	P06
Level 9 Floor Plan	0322-TGA-XX-09-DR-A-0309	P04	P06

Drawing Name	Drawing Reference	Original Application	NMA Revision
Level 10 Floor Plan	0322-TGA-XX-10-DR-A-0310	P05	P07
Level 11 Floor Plan	0322-TGA-XX-11-DR-A-0311	P04	P06
04 - Sections			
Section AA	0322-TGA-XX-XX-DR-A-0401	P02	P04
Section BB	0322-TGA-XX-XX-DR-A-0402	P02	P04
Section CC	0322-TGA-XX-XX-DR-A-0403	P02	P04
Section DD	0322-TGA-XX-XX-DR-A-0404	P02	P04
Section EE	0322-TGA-XX-XX-DR-A-0405	P02	P04
05 - Elevations			
Addington St Elevation	0322-TGA-XX-XX-DR-A-0501	P03	P05
Chadderton St Elevation	0322-TGA-XX-XX-DR-A-0502	P02	P04
Oldham Rd Elevation	0322-TGA-XX-XX-DR-A-0503	P02	P04
Marshall St Elevation	0322-TGA-XX-XX-DR-A-0504	P03	P05
Addington St Elevation Upper Floors	0322-TGA-XX-XX-DR-A-0505	P02	P04
Existing Addington & Marshall St Elevat1:100	0322-TGA-XX-XX-DR-A-0511	P02	P02

Drawing Name	Drawing Reference	Original Application	NMA Revision
Existing Chadderton St & Oldham Rd EI	0322-TGA-XX-XX-DR-A-0512	P02	P02
21 - Details			
Facade Study - Lower Floor	0322-TGA-XX-XX-DR-A-2101	P02	P03
Facade Study - Upper Floor	0322-TGA-XX-XX-DR-A-2102	P02	P03
Facade Study - Ground Level	0322-TGA-XX-XX-DR-A-2103	P02	P03
Elevation Details	0322-TGA-XX-XX-DR-A-2130	P01	P02
Elevation Details 02	0322-TGA-XX-XX-DR-A-2131	P01	P02
Elevation Details 03	0322-TGA-XX-XX-DR-A-2132	P01	P02