

Lucy Harrison
Planning and Development
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Email Claire.pegg@cushwake.com
Direct +44 (0)161 235 7638
Mobile +44 (0)7877 661883

2nd May 2023

Dear Lucy,

Section 96A application to amend drawings approved under application ref. 129406/FO/2021 at Land at Deansgate South, Manchester

Cushman & Wakefield, on behalf of Fusion Manchester DevCo Ltd, hereby apply to Manchester City Council under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to planning permission ref: 129406/FO/2021 to amend the approved drawings in relation to the insertion of a second stairwell.

The following documents and drawings are submitted with this application:

- Application Forms;
- This covering letter;
- Proposed - Site Plan (20269-0300-P-03)
- Proposed - Block Plan (20269-0301-P-03)
- Proposed - Plan - Lower Ground (20269-0310-P-06)
- Proposed - Plan - Ground (20269-0311-P-03)
- Proposed - Plan - Mezzanine (20269-0312-P-03)
- Proposed - Plan - Typical 01-21st Floors (20269-0313-P-03)
- Proposed - Plan - 10th Floor (20269-0315-P-03)
- Proposed - Plan - 22nd Floor (20269-0316-P-03)
- Proposed - Plan - 23rd Floor (20269-0317-P-03)
- Proposed - Plan - 24th Floor (20269-0318-P-03)
- Proposed - Plan - 25th Floor (20269-0319-P-03)
- Proposed - Plan - 26th Floor (20269-0320-P-03)
- Proposed - Plan - 27th Floor (20269-0321-P-03)
- Proposed - Plan - Roof (20269-0322-P-03)
- Proposed - Section - A-A (20269-0340-P-01)
- Proposed - Section - B-B (20269-0341-P-01)
- Proposed - Section - C-C (20269-0342-P-02)
- Proposed - Elevations - North and South (20269-0350-P-02)
- Proposed - Elevations - East and West (20269-0351-P-02)

Background and Proposal

Full planning permission was granted via appeal in May 2022 for the erection of a 28 storey purpose built student accommodation building (sui generis). Since the planning consent was secured, the applicant completed the acquisition of the site in late Summer 2022 and have been working through the design stages for the scheme. The RIBA stage 4 design is now largely complete.

The National Fire Chiefs Council issued a 'Single Staircase Policy Statement in December 2022, which recommended that all buildings with a top floor height in excess of 18 metres be provided with two independent staircases. The Department for Levelling Up, Housing and Communities (DLUHC) consulted on this in Q1 this year and whilst the outcome is awaited, it is widely anticipated that a secondary means of escape staircase will become a requirement for high rise residential schemes in the future.

The approved scheme for Deansgate South has a single staircase. In light of the anticipated change as outlined above, Fusion is proposing to amend the consented scheme to incorporate a second staircase to improve the fire safety of the building and become compliant with future legislation. The design team has updated the consented layouts to introduce a second staircase towards the north side of the building.

This results in the loss of 1 bed space per floor through the building, reducing the scheme by 25 beds from 534 to 509 (a reduction of 4.68%), however, the gross internal area (GIA) has been maintained as per the consented scheme. The second stair has been introduced in the location of a studio room on each floor, with an adjacent 'twodio' replaced by 2 studio rooms to make best use of the remaining space. In addition, 6 social studio format rooms on the south elevation have been substituted for 4 studios and 2 1-bed rooms. The design team has consulted with Greater Manchester Fire and Rescue who support the revised design as this clearly improves the current consented scheme from a fire safety perspective.

There are slight changes to the internal layouts of the social spaces and plant room to accommodate the second stair. The loss of 25 bedspaces within the consented GIA has consequently resulted in an improvement to the bedspaces to amenity spaces ratio. The only external alteration to the consented elevations is a slight relocation of the terrace access door at Level 26. The relocated door position would not be visible from street level.

Whilst there is no statutory definition of 'non-material', the GIA being maintained, the very minimal external alterations and the <5% reduction in bedspaces are such that it is considered an appropriate route to secure the proposed amendment. The proposed changes, including the reduction in bedspaces, are not considered to result in any increased impacts as have already been assessed through the Environmental Statement and other technical reports.

Replacement Drawings

The drawings now submitted will replace drawings listed in condition 2 of the permission as set out in the table overleaf:

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Proposed - Site Plan	20269-0300 P-02	20269-0300-P-03
Proposed - Block Plan	20269-0301 P-02	20269-0301-P-03
Proposed - Plan - Lower Ground	20269-0310 P-04	20269-0310-P-06
Proposed - Plan - Ground	20269-0311 P-02	20269-0311-P-03
Proposed - Plan - Mezzanine	20269-0312 P-02	20269-0312-P-03
Proposed - Plan - Typical 01-21st Floors	20269-0313 P-02	20269-0313-P-03
Proposed - Plan - 10th Floor	20269-0315 P-02	20269-0315-P-03
Proposed - Plan - 22nd Floor	20269-0316 P-02	20269-0316-P-03
Proposed - Plan - 23rd Floor	20269-0317 P-02	20269-0317-P-03
Proposed - Plan - 24th Floor	20269-0318 P-02	20269-0318-P-03
Proposed - Plan - 25th Floor	20269-0319 P-02	20269-0319-P-03
Proposed - Plan - 26th Floor	20269-0320 P-02	20269-0320-P-03
Proposed - Plan - 27th Floor	20269-0321 P-02	20269-0321-P-03
Proposed - Plan - Roof	20269-0322 P-02	20269-0322-P-03
Proposed - Section - A-A	20269-0340 P-00	20269-0340-P-01
Proposed - Section - B-B	20269-0341 P-00	20269-0341-P-01
Proposed - Section - C-C	20269-0342 P-01	20269-0342-P-02
Proposed - Elevations - North and South	20269-0350 P-01	20269-0350-P-02
Proposed - Elevations - East and West	20269-0351 P-01	20269-0351-P-02

Conclusion

The application has been submitted, and the requisite application fee paid, via the Planning Portal.

I trust that you have all of the necessary information to validate the application, however if you have any queries please do not hesitate to contact me.

Yours sincerely



Claire Pegg MRTPI MRICS
Associate, Cushman & Wakefield Planning