

10 January 2023

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

F.A.O Angela Leckie

Dear Angela,

Port Street, Manchester – Application for Non-Material Amendments to Planning Permission for 132489/FO/2021

On behalf of our client, Manchester (Port Street) Limited, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments (“NMA”) to Planning Permission 132489/FO/2021.

Background

On 7 October 2022, planning permission was granted for Port Street in Manchester City Centre (132489/FO/2021). The description of development approved under application reference 132489/FO/2021 is as follows:

“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works”

Pre-Application Consultation

The approved development on the Site was subject to a comprehensive process of public and stakeholder engagement, including engagement with Historic England, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

This application is submitted following consultation with the Planning Authority in December 2022. Following that meeting, it has been agreed with the case officer that all of the changes proposed can be progressed as an NMA to the existing permission.

Non-Material Amendments to the Approved Development

This application is to facilitate amendments to the condition wording attached to the decision notice. The NMA is for:

“Variation of Condition 2 (Approved Plans and Documents), 4 (External Materials), Condition 10 (Drainage Strategy) and Condition 42 (Wind Mitigation) attached to Planning Permission 132489/FO/2021.”

Proposed Condition Wording Updates

This application seeks to amend the wording of Conditions 2, 4, 10 and 42 on the consent to vary the time triggers stated.

Condition 4 – External Materials

Proposed amendments to Condition 4 are as follows:

- (a) *Notwithstanding the details submitted with the application, ~~prior to the commencement of development~~ the following **details** shall be submitted for approval in writing by the City Council, as Local Planning Authority, **in-line with the Hand Sized Samples Programme dated 23 November 2022 and the Full Sized Samples Programme dated 23 August 2022 [submitted with this NMA application]:***

**hand sized samples and specifications of all materials to be used on all external elevations;*

**the full sized sample panels and a strategy for quality control management; and*

*~~*a programme for the production of the full sized sample panels a strategy for quality control management; and~~*

The sample panel will be constructed in-line with drawing reference Z2-SHP-G251-3D-XX-001 REV P04, dated December 2022 and Z2-SHP-G251-3D-XX-0001 REV P03, dated December 2022. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

- (b) *Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;*
- (c) *The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.*

This amended wording is to enable the Applicant to commence the enabling works to meet project delivery programme, whilst ensuring that sufficient lead-in is provided between Council review and sign-off of proposed materials and their procurement.

Condition 10 – Drainage Strategy

Proposed amendments to Condition 10 are outlined below:

Notwithstanding the details as set out within condition 2 ~~no development shall take place no above ground works shall commence~~ until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.

**Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25.*

**Details of surface water attenuation that offers a reduction in surface water runoff rate to greenfield runoff rates;*

**An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*

**Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*

**Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building. This shall include surcharged outfall considerations where applicable.*

**Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*

**Hydraulic calculation of the proposed drainage system;*

**Construction details of flow control and SuDS elements.*

For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.

Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved

The amending wording of this condition is being proposed to enable the Applicant to commence the enabling works for the Proposed Development, whilst the drainage position is being finalised.

Condition 42 – Wind Mitigation

Proposed amendments to Condition 42 are outlined below:

~~*Before development commences*~~ ***No above ground works shall commence until final details of the wind mitigation to the level 7 terraces and public realm shown in dwgs 10376-SHP-Z0-A-B5D8-G200-PL-07-001 Rev P03 and Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P04 and confirmation from a suitably qualified Wind Consultant that this would be adequate shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the terrace and public realm commencing and thereafter retained and maintained in situ.***

The amending wording of this condition is being proposed to enable the Applicant to commence the enabling works for the Proposed Development.

Amendments to approved plans

The proposed amendments to the plans approved under Condition 2 are detailed below:

Basement

The Applicant has also decided to increase the amenity offer at Port Street through the inclusion of a residents' swimming pool. This will enhance the quality of accommodation and support active lifestyles among the building's residents. In order to accommodate the proposed swimming facilities, the layout of the basement (level B1) and car parking provision has been reconfigured. This will include the removal of 9 car parking bays, bringing the total level of car parking spaces from 47 to 38. The number of disabled and EV charging spaces will however remain unchanged and therefore will comprise a greater proportion of the total number of spaces (as detailed in the table below). The swimming pool facility will be located directly underneath the private courtyard and will incorporate a skylight in order to provide natural light into the space as well as integrate it into the landscaped area. Externally, the skylight will be located at ground level within the private external amenity space.

The project transport consultant, Curtins, has reviewed the revised plans and has confirmed that the basement will continue to operate effectively as a private car park, with appropriate parking and routes for access and egress. Curtins also confirm that the small reduction in parking will have no material effect on parking demand elsewhere in the vicinity of the Site

Level 31/32 layout

Following detailed design development, the Applicant has decided to reconfigure the layout and apartment mix for levels 31 and 32 of the tower block. The proposed changes include:

- Level 31 - inclusion of two 3-beds in lieu of four 1 bed units.

- Level 32 - inclusion of six 3-bed units in lieu of eight 3 bed units.

Overall, this will result in a slight reduction of 1-bed and 2-bed units and the increase of 3-bed units, providing a more favourable mix which responds more positively to the changing demands for residential accommodation in Manchester City Centre.

Revised Accommodation Schedule

The proposed amendments will result in a minor change to the residential accommodation schedule and car parking provision. These have been outlined below:

Unit Numbers

Approved		Revised	
•	3 Bed units: 2 (0.4%)	•	3 Bed Units: 10 (2.0%)
•	2 Bed units: 321 (66.7%)	•	2 Bed Units: 313 (65.6%)
•	1 Bed units: 158 (32.8%)	•	1 Bed Units: 154 (32.3%)
•	Total: 481	•	Total: 477

Parking Numbers

Approved		Revised	
•	Standard: 27 (58%)	•	Standard: 18 (48%)
•	Disabled: 10 (21%)	•	Disabled: 10 (26%)
•	EV: 10 (21%)	•	EV: 10 (26%)
•	Total car: 47 (c. 10%)	•	Total car: 38 (c. 8%)
•	Cycle: 481 (100%)	•	Cycle 481: 101%

Summary of amendments to approved plans

The table below identifies which drawings will be superseded by new drawings, as a result of the amendments to Port Street:

Drawing Name	Approved Drawing	New Drawing Reference
Context Drawings		
Site Wide – Existing Location Site Plan	10376-SHP-Z0-A-B5D8-G100-XP-XX-001 P01	No change.
Site Wide – Existing Site Plan	10376-SHP-Z0-A-B5D8-G100-XP-XX-002 P01	No change.
Site Wide – Reference Plan	10376-SHP-Z0-A-B5D8-G100-PL-XX-001 P02	No change.
Site Wide – Existing Great Ancoats Street Elevation	10376-SHP-Z0-A-B5D8-G100-XE-EE-001 P01	No change.
Site Wide – Existing Port Street Elevation	10376-SHP-Z0-A-B5D8-G100-XE-EE-001 P01	No change.
Site Wide Plans		

Drawing Name	Approved Drawing	New Drawing Reference
GA Plan – Level B1 Basement	10376-SHP-Z0-A-B5D8-G200-PL-B1-001 P03	10376-SHP-Z0-A-B5D8-G200-PL-B1-001 P04
GA Plan – Level 00	10376-SHP-Z0-A-B5D8-G200-PL-00-001 P02	No change.
GA Plan – Typical Level 01-06	10376-SHP-Z0-A-B5D8-G200-PL-TY-001 P02	No change.
GA Plan – Level 07	10376-SHP-Z0-A-B5D8-G200-PL-07-001 P02	No change.
GA Plan – Level 08	10376-SHP-Z0-A-B5D8-G200-PL-08-001 P02	No change.
GA Plan – Level 09	10376-SHP-Z0-A-B5D8-G200-PL-09-001 P02	No change.
GA Plan – Level 10	10376-SHP-Z0-A-B5D8-G200-PL-10-001 P02	No change.
GA Plan – Typical Level 11-30	10376-SHP-Z0-A-B5D8-G200-PL-TY-002 P02	10376-SHP-Z0-A-B5D8-G200-PL-TY-002 P05
GA Plan – Level 31	10376-SHP-Z0-A-B5D8-G200-PL-31-001 P02	10376-SHP-Z0-A-B5D8-G200-PL-31-001 P04
GA Plan – Typical Level 32	10376-SHP-Z0-A-B5D8-G200-PL-TY-003 P04	10376-SHP-Z0-A-B5D8-G200-PL-TY-003 P06
GA Plan – Roof Level	10376-SHP-Z0-A-B5D8-G200-PL-RF-001 P02	No change.
GA Plan – Top of Parapet	10376-SHP-Z0-A-B5D8-G200-PL-RF-002 P02	No change.
Site Wide Elevations & Sections		
GA Elevation – Great Ancoats Street	10376-SHP-Z0-A-B5D8-G200-EL-EE-001 P03	No change.
GA Elevation – Port Street	10376-SHP-Z0-A-B5D8-G200-EL-EN-001 P03	No change.
GA Elevation – South East	10376-SHP-Z0-A-B5D8-G200-EL-ES-001 P03	No change.
GA Elevation – South West	10376-SHP-Z0-A-B5D8-G200-EL-EW-001 P03	No change.
GA Elevation – Section AA	10376-SHP-Z0-A-B5D8-G200-SE-AA-001 P04	No change.
GA Elevation – Section BB	10376-SHP-Z0-A-B5D8-G200-SE-BB-001 P03	No change.
GA Elevation – Section CC	10376-SHP-Z0-A-B5D8-G200-SE-CC-001 P04	No change.
GA Elevation – Section DD	10376-SHP-Z0-A-B5D8-G200-SE-BB-001 P04	No change.
GA Elevation – Section EE	10376-SHP-Z0-A-B5D8-G200-SE-BB-001 P03	No change.
Detailed Elevations		
Tower – Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-001 P02	No change.
Tower – Typical Detailed Elevation with fins	10376-SHP-Z0-A-B5D8-G251-DE-XX-002 P02	No change.
Tower – Parapet Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-003 P02	No change.

Drawing Name	Approved Drawing	New Drawing Reference
Tower – Typical Ground Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-004 P02	No change.
Podium – Port Street Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-005 P02	No change.
Podium – Great Ancoats Street Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-006 P02	No change.
Podium – Brownsfield Mill Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-007 P02	No change.
Podium – Courtyard Glazed Loggia Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-008 P02	No change.
Podium – Great Ancoats Street Block Balconies Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-009 P03	No change.
Podium – Brownsfield Mill Parapet Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-010 P03	No change.
Podium – Typical Ground Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-011 P02	No change.

Change to description of development

Whilst not changing the character of the approved scheme, the proposed amendments do deviate from the description of development on the Decision Notice. Provided the changes proposed by the amendment application do not result in a development which is “substantially different” to that originally permitted, the description does not prevent the changes being made. As the changes proposed are considered to be non-material, it follows that the change in description would also be non-material to determination of the application.

To ensure consistency between the description and the amended development proposed under this NMA application, this application proposes to change the description of development to:

“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising ~~481~~ 477 dwellings), commercial space (Use Class E), basement car parking (~~47~~ 38 spaces), cycle parking (481 spaces) landscaping, and other associated works”

Planning Policy Framework

The Planning Policy Framework relevant to the proposed development has not changed since the approval of the original application.

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan. Full consideration of the proposed development against the planning policy framework is considered within the original Planning Statement, dated December 2021.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan;
- Hand Sized Samples Programme;
- Planning Conditions Programme (Full Sized Samples Programme);
- Z1 Tower - Facade Visual Mock-up and Performance Mock-up (10376-Z1-SHP-G251-3D-XX-0001);
- Z2 Podium - Facade Visual Mock-up Option 1 (10376-Z2-SHP-G251-3D-XX-001);
- Summary of Non-Material Amendments (Z0-SHP-A180-RP-XX-NMA1); and
- Revised Drawing Pack prepared by Simpson Haugh, listed in the above table.

Summary and Conclusion

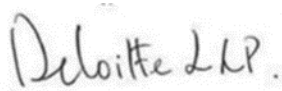
The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site (ref: 132489/FO/2021). The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, reference PP-11788997. Payment has been sent via Planning Portal for the sum of £234 in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812).

Yours sincerely,



Deloitte LLP

Enc.