

**Planning**

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land Bound By Hulme Street to the North, Wilmott Street to the East, The Unite Parkway Gate development and Mancunian Way to the South, and Medlock Street to the West, Manchester.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Cafe/Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1. Ground Floor Landscape

Trees along Newcastle Street have been realigned to avoid the gas easement running through the site. The position of planters and trees along Hulme Street have also been repositioned to avoid the gas easement. Re-locating the planters in these areas has meant the scheme no longer has two parallel footpaths creating a stronger pedestrian route along Hulme Street. Where trees have been removed from Hulme Street to avoid the gas easement, they have been relocated elsewhere within the site boundary. There is no reduction in the number of proposed trees across the scheme.

2. Wilmott Street Entrance

The position of the entrance along Wilmott Street into Building Z1 podium has been re-located to create a visual link between Wilmot Street and Newcastle Street. Relocating the entrance enhances the flow through the building and increases the separation between the pedestrian entrance and the car park entrance creating an enhanced sense of arrival.

3. Relocate Loading Bay along Wilmott Street

The location of the loading bay has been repositioned following on from the redesign of the main entrance.

4. Adjustments to door and window positions

Doors and windows in the podium of buildings A, B and D have been repositioned following design development which includes the addition of the Air Source Heat Pumps in lieu of CHP.

5. Additional Entrance Doors to the Commercial Units

Additional entrance doors have been added to the commercial units to provide greater flexibility to the end user.

6. Building D Entrance

The Core and plant rooms have been reconfigured to provide a larger entrance lobby and increased amenity provision at ground floor providing more active frontage along Hulme Street and improving the arrival sequence into the building.

7. Building A & B Roof Terraces

The residents landscape deck has been re-designed to rationalise the level changes and omit several ramps that were included on the consented scheme. External platform lifts will be installed to provide access to all. The omission of ramps has improved the extent of usable amenity space on the podium. In addition to this, the central section of roofscape has been made accessible to the residents with the inclusion of external lifts. Not only does this provide more external amenity space for residents but a visual connection to the Newcastle Street Square improving upon the passive surveillance.

8. Minor adjustments to the lift overruns and smoke ventilator following Design Development

9. Inclusion of ASHP on Building B Roof

10. Omission of BMU's to Building A, B & C

11. Flood Risk Assessment (FRA)

A revised Flood Risk Assessment (FSS-AJP-XX-00-DR-C-0001_Rev P03) was submitted and approved in support of Condition 11. We have included Revision 03 as part of the NMA application. If the document list in Condition 03 can be update to reflect the current revision of the FRA.

Please state why you wish to make this amendment

The changes noted above are a result of Design development since the Planning Approval was granted

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

10266-Z0-A-G100-EL-EE-99001
10266-Z0-A-G100-EL-EE-99002
10266-Z0-A-G100-EL-EN-99001
10266-Z0-A-G100-EL-ES-99001
10266-Z0-A-G100-EL-EW-99001
10266-Z0-A-G100-EL-EW-99002
10266-Z0-A-G100-PL-00-99001
10266-Z0-A-G100-PL-01-99001
10266-Z0-A-G100-PL-02-99001
10266-Z0-A-G100-PL-10-99001
10266-Z0-A-G100-PL-17-99001
10266-Z0-A-G100-PL-21-99001
10266-Z0-A-G100-PL-25-99001
10266-Z0-A-G100-PL-RF-99001

M90183_L200
M90183_L201
M90183_L202

FSS-AJP-XX-00-DR-C-0001_Rev P03

New plan/drawing numbers

10266-Z0-A-G100-EL-EE-99001
10266-Z0-A-G100-EL-EE-99002
10266-Z0-A-G100-EL-EN-99001
10266-Z0-A-G100-EL-ES-99001
10266-Z0-A-G100-EL-EW-99001
10266-Z0-A-G100-EL-EW-99002
10266-Z0-A-G100-PL-00-99001
10266-Z0-A-G100-PL-01-99001
10266-Z0-A-G100-PL-02-99001
10266-Z0-A-G100-PL-10-99001
10266-Z0-A-G100-PL-17-99001
10266-Z0-A-G100-PL-21-99001
10266-Z0-A-G100-PL-25-99001
10266-Z0-A-G100-PL-RF-99001

M90183_L200
M90183_L201
M90183_L202

M90183_SK_220708.01_RevB
M90183_SK_220708.02_RevA

FSS-AJP-XX-00-DR-C-0001_Rev P03

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

07/07/2022

Details of the pre-application advice received

Meeting was arranged to review the proposed changes to determine the appropriate application route. Agreement that amendments could be dealt with via a non-material amendment.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Glenn Robinson

Date

28/10/2022