

27 June 2022

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

F.A.O Lucy Harrison

Dear Lucy,

Talbot Mill – Application for Non-Material Amendments to Planning Permission Ref: 117595/FO/2017

This covering letter has been prepared in support of an 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 117595/FO/2017, in order to update the approved description of development attached to the consent. This amendment is required due to a change in unit numbers across the development, and the omission of the Mill 1 extension.

The applicant is Capital & Centric (Adored) Ltd.

The amended proposals are the result of further design development which is considered to result in a notably better design from the previous iterations approved and offers a more sensitive approach to the existing mill buildings, including greater retention of the existing building fabric.

Planning Permission 117595/FO/2017 was granted on 22 March 2018 for the following:

Conversion of the Talbot Mill complex to create 114 residential apartments (Use Class C3), including rooftop extensions to Mill 1 and 2, and rear extension to Mill 1; demolition of Buildings A, B and C; retrospective application for demolition of Building E; erection of a 9 storey building plus 1 basement level, to provide 88 residential apartments (Use Class C3); and creation of new landscaped courtyard, lighting and other associated works.

The proposed amended description of development is as follows, with changes in **bold**:

*Conversion of the Talbot Mill complex to create **114** residential apartments (Use Class C3), including ~~rooftop~~ extensions to Mill 1 and 2; ~~and rear extension to Mill 1~~; demolition of Buildings A, B and C; retrospective application for demolition of Building E; erection of a 9 storey building plus 1 basement level, to provide **88** residential apartments (Use Class C3); and creation of new landscaped courtyard, **with associated structures**, lighting and other associated works.*

It has been agreed with the Local Planning Authority (LPA) that the change to the description of development should be dealt with via a Section 96A.

Minor-Material Amendment Application

A minor-material amendment ('MMA') application has also been submitted to MCC to amend Condition 2 ('Approved Plans'), 3 ('Contract for Building Works'), 4 ('WSI'), 6 ('Geo-Environmental'), 7 ('LLA'), 8 ('CMP'), 9 ('Condition Survey'), 10 ('Samples Programme'), 11 ('Samples Programme – Public Realm'), 12 ('Drainage'), 14 ('Signal Reception'), 15('Detail Design'), and 23 ('CIS') attached to Planning Permission 117595/FO/2017.

The amendments proposed under the MMA application require the description of development attached to the original permission to be amended. Specifically, this will need to reflect the change in unit numbers proposed across Mill 1 and Mill 2, and the omission of the Mill 1 extension, both referenced in the existing description.

A change in the description of development cannot be progressed through a Section 73 application. This concurrent application therefore seeks to amend the description of development by way of an application under Section 96A, which allows the original description of development to be altered.

1 Consultation

This application for an updated scheme is submitted following pre-application consultation with the Local Planning Authority. Two meetings were held with the Planning Authority on the 19th February and 10th May 2022 at which the amendments proposed were discussed. It was agreed that the updated description of development could be progressed as a Non-Material Amendment application to the existing permission, under Section 96A.

2 Proposed Amendments

The following amendments are proposed following detailed design development. For clarity, these material changes are dealt with under the S.73 submitted concurrently with this application and are illustrated on the plans and other supporting documents submitted with that application. The changes are briefly described here to provide the context for the proposed amendments to the description of development.

2.1 Mill 1

It is now proposed that the extension to Mill 1 be omitted, and this footprint will instead accommodate additional external amenity space within the courtyard. The omission of the extension is considered to result in a more sensitive refurbishment of this building, more closely reflecting its original design and retaining the original façade facing into the courtyard. This change has resulted in alteration to the internal apartment layout. An additional single storey roof top extension is still proposed.

2.2 Mill 2

The revised design seeks to retain the majority of existing structure that was previously demolished to facilitate the consented scheme at roof level. This was previously to be demolished to enable the construction a 3 storey roof extension. The amended scheme comprises a single storey roof top

extension, and the set back at Level 3 has been omitted. To maximise the efficiency of the internal layout, this has resulted in a rearrangement of units.

2.3 Apartment Numbers

Due to the changes outlined above, including omission of Mill 1 rear extension, along with the reduction in floor levels on the Mill 2 extension, there will be an overall reduction of building area across the development. The New Build remains unchanged.

As a result there will be a reduction in total unit numbers and total floorspace across the development, as below:

	Consented	Proposed	Change
Mill 1 Units	41	32	-9
Mill 2 Units	73	69	-4
New Build Units	88	88	0
Total Units	202	189	-13
Total Floorspace (GIA)	15,985 sq. m	14,540 sq. m	-1,445 sq. m

2.4 Timekeeper's Lodge

The enabling works on Site have necessitated the controlled deconstruction of the Time Keeper's Lodge, with harm minimised through implementing an appropriate level of historic building recording allowing an accurate reconstruction to take place. The original fabric has been carefully stored on site in the interim period before groundworks start.

It is proposed that the Time Keeper's Lodge will be rebuilt roughly in its original location. This will sit immediately adjacent to a new landscaped podium, providing an access point from the lower landscaped level via stair and platform lift to the podium.

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 minor material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy.

Policy H1 Overall Housing Provision notes: *‘Approximately 60,000 new homes will be provided for in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will carry across the lifetime of the Core Strategy. New housing will be predominantly in the North, East City Centre and Central Manchester. High Density developments (over 75 units per hectare) are considered appropriate the City Centre.’*

The Proposed Development will continue to make a positive contribution to the City’s requirements in terms of well designed, new housing provision, through the utilisation of a previously developed site within walking distance of various transport nodes. The residential offer of this scheme will be high quality and will provide 189 residential units in Manchester City Centre, for which there is significant identified demand. The Proposed Development will support the growing population of Manchester and its associated economic growth.

4 Summary

The application comprises this covering letter and the following documentation:

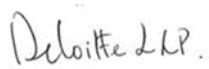
- Completed Application Form;
- Site Location Plan prepared by ShedKM;

The Application has the Planning Portal reference: **PP-11320471** 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 non-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

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP