

15 July 2022

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

FAO: Jennifer Atkinson

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Dear Jennifer

Arundel Street, Manchester – Application for Non-Material Amendments to Planning Permission 123261/FO/2019

On behalf of our client, Logik Developments (Arundel Street) Limited (the ‘Applicant’), we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make Non-Material Amendments (‘NMA’) to Planning Permission 123261/FO/2019 (hereby referred to as the ‘Arundel Street permission’).

Background

On the 23rd August 2019, Planning Permission was granted for the Arundel Street development (ref: 123261/FO/2019), this included the erection of two residential blocks ranging from 8 to 23 stories, refurbishment of the existing DOT building and other associated works. The description of development approved under application reference 123261/FO/2019 is as follows:

“Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work.”

The proposed amendments update the internal configuration of the proposed apartments and social space, and also result in consequential non-material changes to the façade. The proposals also amend the layout of the DOT building to reflect its proposed use, entirely as commercial space.

The introduction of phasing into the proposed development is also sought – with an initial phase of works comprising enabling works and permanent drainage works (Phase 1) and the completion of the remaining development falling under Phase 2.

Further details are provided below.

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Proposed Amendments

The proposed design adjustments are covered in more detail within the enclosed Design Statement and drawings prepared by SimpsonHaugh. In addition, they have been subject to pre-application consultation with the LPA, which has confirmed that they are suitable for consideration as non-material amendments. They are summarised below.

DOT Building

- Residential use is now omitted from the DOT building and all floors will be used as commercial space. This is reflected on the layout plans with associated amendments to allow appropriate servicing requirements.
- Associated non-material amendment to the building façade.

New Build

- Increase in social/amenity space through the re-configuration of units on level 8, level 9, level 11 and level 22.
- Integration of the 12 units previously proposed to be located within the DOT into the new build retaining the overall consented number of units, 355. This has been achieved by amending the overall width of each unit, combined with adjustments to the cores and the integration of service cupboards into the apartment layouts. In the approved scheme, the service cupboards were accessed from the communal corridors. Their incorporation into the apartments has enabled the space to be more efficiently utilised to accommodate washing machines as well as the required building services. The amended layouts remain compliant with the criteria of the National Space Standards as defined in the Manchester City Council Residential Quality Guidance. Activity zones within the habitable rooms remain compliant with the London Housing Design Guide.
- Adjustments to the facade modules to suit the revised general arrangement within.
- Adjustments to Level 0 general arrangement to accommodate revised plant and refuse and cycle storage - to suit revised residential accommodation within Buildings 1 and 2 but retaining approved car parking provision (31 spaces) and compliant cycle and refuse storage provision.
- Provision of building management support spaces at ground level - to suit the functional brief of the Applicant.
- Adjustments to the cores and common circulation - to suit a revised functional brief and current Building Regulations.
- Adjustments to the roof layouts and lift overrun heights - to suit adjustments to cores and common areas below.

This s96a application also proposes the introduction of phasing into the proposed development – with an initial phase of works comprising enabling works and permanent drainage works (Phase 1) which will include the installation of manholes, a localised area of access road and kerbing. Completion of the remaining works will fall under Phase 2.

In summary, the proposed amendments would comprise of internal reconfigurations and design adjustments to the façades which in effect would help to create a more efficient use of space and a while maintaining the high quality architectural solution for Arundel Street. Whilst maintaining the number of homes within the development, the amount of space for commercial uses has been increased within the DOT building providing a greater opportunity for a more diverse mixture of uses creating a more vibrant and active community. Please refer to the accompanying Design and Access Statement for further details.

Conditions to be amended

In order for the proposed amendments to be reflected within the original Planning Permission (ref: 123261/FO/19), the wording of Condition 2 will need to be revised. This will be done in order to take into account the relevant revised drawings and supporting information as well as any new information being submitted. To assist this process, we set out the existing and proposed list of drawings and documents below.

The existing wording for Condition 2 of Planning Permission ref: 123261/FO/2019 is as follows:

“The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

10090 1903 A G100 XP 010, 10090 1903 A G100 XP 100, 10090 1903 A G100 P 100, 10090 1903 A G200 XP 100, 10090 1903 A G200 XP 120, 10090 1903 A G200 XP 150, 10090 1903 A G200 XP 151, 10090 1903 A G200 XE 101, 10090 1903 A G200 XE 102, 10090 1903 A G200 XE 103, 10090 1903 A G200 XE 104, 10090 1903 A G200 XS 101, 10090 1903 A G200 XS 111, 10090 1903 A G200 P 100, 10090 1903 A G200 P101, 10090 1903 A G200 P 102, 10090 1903 A G200 P 104, 10090 1903 A G200 P 105, 10090 1903 A G200 P 108, 10090 1903 A G200 P 109, 10090 1903 A G200 P 110, 10090 1903 A G200 P 111, 10090 1903 A G200 P 112, 10090 1903 A G200 P 113, 10090 1903 A G200 P 122, 10090 1903 A G200 P 140, 10090 1903 A G200 P 161, 10090 1903 A G200 P 162, 10090 1903 A G200 P 163, 10090 1903 A G200 P 164, 10090 1903 A G200 P 165, 10090 1903 A G200 P 166, 10090 1903 A G200 E 101, 10090 1903 A G200 E 102, 10090 1903 A G200 E 103, 10090 1903 A G200 E 104, 10090 1903 A G200 E 150, 10090 1903 A G200 E 151, 10090 1903 A G200 S 101, 10090 1903 A G200 S 102, 10090 1903 A G200 S 103, 10090 1903 A G200 S 104, 10090 1903 A G200 S 111, 10090 1903 A G200 S 112, 10090 1903 A G251 D 181, 10090 1903 A G251 D 182, 10090 1903 A G251 D 183, 10090 1903 A JC20 P 100, 10090 1903 A JC20 P 120, 10090 1903 A JC20 P 150, 10090 1903 A JC20 P 151 and 10090 1903 A JC20 E 150 all stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019

Supporting Information

Environmental statement (including construction, historic environment, townscape and visual impact, noise and vibration, sunlight and daylight, wind and microclimate and air quality) stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019 Design and access statement, Planning and Tall buildings statement, Statement of consultation, residential management strategy prepared by GC consulting, Crime Impact Statement (version B) prepared by Greater Manchester Police, Transport Statement prepared by Curtins, Travel Plan Framework prepared by Curtins, Flood Risk Assessment prepared by Curtins, Site waste management strategy prepared by Curtins, Environmental Standards statement prepared by Hoare Lea, Energy statement prepared by Hoare

Lea, ventilation strategy prepared by Hoare Lea, phase 1 ecological survey prepared by ERAO, tree survey and management strategy prepared by Godwins tree consultants, archaeological desktop assessment prepared by Salford Archaeology, ground conditions statement prepared by Ian Farmer Associates and TV reception survey prepared by G-Tech stamped as received by the City Council, as Local Planning Authority, on the 10 April 2019”

In order to reflect the revised drawings and supporting information within Planning Permission ref: 123261/FO/2019 we propose the following amended wording of Condition 2 with updated documents and drawings in bold:

“The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

*10090 1903 A G100 XP 010, 10090 1903 A G100 XP 100, 10090 1903 A G100 P 100, 10090 1903 A G200 XP 100, 10090 1903 A G200 XP 120, 10090 1903 A G200 XP 150, 10090 1903 A G200 XP 151, 10090 1903 A G200 XE 101, 10090 1903 A G200 XE 102, 10090 1903 A G200 XE 103, 10090 1903 A G200 XE 104, 10090 1903 A G200 XS 101, 10090 1903 A G200 XS 111, **10090 1903 A G200 P 100 P2, 10090 1903 A G200 P101 P2, 10090 1903 A G200 P 102, 10090 1903 A G200 P 103 P1, 10090 1903 A G200 P 104 P2, 10090 1903 A G200 P 105 P2, 10090 1903 A G200 P 108 P2, 10090 1903 A G200 P 109 P2, 10090 1903 A G200 P 110 P2, 10090 1903 A G200 P 111 P2, 10090 1903 A G200 P 112 P2, 10090 1903 A G200 P 113 P2, 10090 1903 A G200 P 120 P1, 10090 1903 A G200 P 121 P1, 10090 1903 A G200 P 122 P2, 10090 1903 A G200 P 140 P2, 10090 1903 A G200 P 161 P2, 10090 1903 A G200 P 162 P2, 10090 1903 A G200 P 163 P2, 10090 1903 A G200 P 164 P2, 10090 1903 A G200 P 165 P2, 10090 1903 A G200 E 101 P2, 10090 1903 A G200 E 102 P2, 10090 1903 A G200 E 103 P2, 10090 1903 A G200 E 104 P2, 10090 1903 A G200 E 150, 10090 1903 A G200 E 151 P2, 10090 1903 A G200 S 101 P2, 10090 1903 A G200 S 102 P2, 10090 1903 A G200 S 103 P2, 10090 1903 A G200 S 104 P2, 10090 1903 A G200 S 111 P2, 10090 1903 A G200 S 112 P2, 10090 1903 A G251 D 181 P2, 10090 1903 A G251 D 182 P2, 10090 1903 A G251 D 183 P2, 10090 1903 A JC20 P 100, 10090 1903 A JC20 P 120, 10090 1903 A JC20 P 150, 10090 1903 A JC20 P 151 and 10090 1903 A JC20 E 150***

Supporting Information

*Environmental statement (including construction, historic environment, townscape and visual impact, noise and vibration, sunlight and daylight, wind and microclimate and air quality) stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019 Design and access statement, Planning and Tall buildings statement, Statement of consultation, residential management strategy prepared by GC consulting, Crime Impact Statement (version B) prepared by Greater Manchester Police, Transport Statement prepared by Curtins, Travel Plan Framework prepared by Curtins, Flood Risk Assessment prepared by Curtins, **revised Waste Management Strategy prepared by Curtins (dated 5 April 2022), revised Energy and Environmental Standards Statement prepared by Hoare Lea (dated 1 April 2022), revised Energy Strategy prepared by Hoare Lea (dated 1 April 2022), revised Ventilation Strategy prepared by Hoare Lea (dated 1 April 2022), Arundel Street Phasing Plan 14th July, phase 1 ecological survey prepared by ERAO, tree survey and management strategy prepared by Godwins tree consultants, archaeological desktop assessment prepared by Salford Archaeology, ground conditions statement prepared by Ian Farmer Associates and TV reception survey prepared by G-Tech stamped as received by the City Council, as Local Planning Authority, on the 10 April 2019”***

Condition to be added

During pre-application discussions with the LPA, it was agreed that the development works could be phased, and that a Deed of Variation to the Section 106 Agreement could be progressed in order to facilitate the proposed phasing of works. This was agreed on the basis that safeguards are put in place with regard to the future full implementation of the proposed development. Accordingly, it also proposed to introduce the following additional condition to the planning permission:

"No development shall be carried out pursuant to this permission if the contract for the construction and completion of the building hereby permitted has not been let by 31st October 2023 (and evidence provided to the reasonable satisfaction of the LPA) and any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out. In this event, no later than 30th November 2023 a scheme shall be submitted to the LPA setting out how the site shall be restored, landscaped and maintained and thereafter the site shall be restored, landscaped and managed in accordance with the scheme that has been approved by the LPA."

Effects of the Proposed Changes

The proposed amendments are consistent with the description of development on Planning Permission Ref: 123261/FO/19 but require the substitution of approved drawings and documents (as identified in Condition 2). The proposed amendments do not materially change the use, amount, layout, scale, external appearance, access or landscaping of the proposed development. With regard to the amount of development, the number of new homes remains the same, however the mix of apartments has been adjusted to include a greater number of 2 and 3 bedroom apartments. Whilst the layout has been updated slightly, the amount of car parking and cycle parking provision remains unchanged.

The changes to the scheme were discussed with the EIA consultant team:

- Construction Methodology and Programme- Logik
- Historic Environment – Stephen Levrant Heritage Architecture
- Townscape and Visual Impact – Chris Burnett Associates
- Sunlight, Daylight and Overshadowing – GIA
- Wind Microclimate – Urban Microclimate
- Air Quality – Hilson Moran
- Noise and Vibration - AEC

Each consultant has confirmed that the conclusions of the current Environmental Impact Assessment are not affected by the proposed amendments. This confirmation has been incorporated within an EIA Screening Letter which is submitted concurrently with this letter.

Planning Policy Assessment

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application, considering that there is an extant permission, and the proposed adjustments are considered to be non-material in their nature. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan and the National Planning Policy Framework.

In short, the proposed adjustments will support the delivery of a high quality residential scheme, which has been previously consented by Manchester City Council. It will support a range of social, economic and environmental objectives around housing delivery, provision of commercial space, design and place making and the regeneration of previously developed land in a highly accessible location. With regard to detailed development management policies, including DC26.1 and DC18.1 relating to noise and Conservation Areas, the proposed changes will not affect the conclusions set out in the approved documents.

Pre-Application Consultation

Meetings were held with the Local Planning Authority (LPA) on the 21st February 2022 and 23rd June 2022 to discuss the proposed amendments. From these discussions, the LPA had confirmed their support in-principle for the revised proposals and agreed that the planning mechanism that should be used for handling the changes is an application under Section 96a of the Town and Country Planning Act 1990, to amend Planning Permission ref. 123261/FO/2019.

Application Submission

The application comprises this Covering Letter and the following documentation:

- Application Form and Notices, prepared by Deloitte;
- Waste Management Plan, prepared by Curtins;
- Energy and Environmental Standards Statement, prepared by Hoare Lea;
- Energy Strategy, prepared by Hoare Lea;
- Ventilation Statement, prepared by Hoare Lea;
- Design and Access Statement Addendum, prepared by Simspn Haugh and Partners;
- Additional Drawings, prepared by Simpson Haugh and Partners;
- Updated Drawings, prepared by Simpson Haugh and Partners;
- Arundel Street Phasing Plan 14th July 2022 - prepared by SISK.
- A fee for the application in the sum of £234.

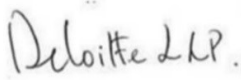
Summary and Conclusion

The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission (ref: 123261/FO/2019). The proposed amendments will enable the Applicant to provide a more appropriate and attractive solution for the Site, through the mix of uses and improving the internal arrangement.

The proposed amendments are therefore wholly compliant with the policies of the Development Plan. We therefore respectfully request that this application be supported by the Planning Authority.

We would be grateful if you would notify us of validation of the Application, and please do not hesitate to contact my colleague Rachel Brown (rachebrown@deloitte.co.uk / 0161 455 6306).

Yours sincerely,

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

Deloitte LLP

Encs: