

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

Our ref: AL/22-01715
Your ref: PP-14690152
Date: 10 March 2026

Dear Sir/Madam,

RE: NON-MATERIAL AMENDMENT APPLICATION (SEC96A) IN RESPECT OF PERMISSION REF: 135342/FO/2022 TO AMEND APPROVED PLANS WITHIN CONDITION 2 AT ARCHES 1-4 & 6 -11 CORPORATION STREET, MANCHESTER, M4 4DG

We act on behalf of The Arch Company (the 'Applicant') and have been instructed to submit a Non-Material amendment application under Section 96a of the Town and Country Planning Act (1990) to amend the plans approved under condition 2 (Approved Plans) to allow for the amendments to the façade for Arch 1, under planning permission ref: 135342/FO/2022 for Arches 1 – 4 & 6 – 11, Corporation Street, Manchester, M4 4DG.

CONTENT OF SUBMISSION

The application has been submitted online via the Planning Portal (PP-14690152), and is supported by the following documents:

- Application Form and notice prepared by Rapleys LLP
- 2023 Decision Notice (LPA Ref: 135342/FO/2022)
- Arch 1 Proposed elevation drawing: 19-259-014-SGP-01-ZZ-DR-A-201311-P04-Corporation Street Arch 1 Sections Elevation
- This Planning Letter prepared by Rapleys LLP

A payment of £363.00 (inclusive of Planning Portal service charge) to cover the planning application fee has been paid to Manchester City Council via the Planning Portal. We would be grateful if you could consider the contents of this letter when determining the application.

SITE AND SURROUNDING AREAS

The existing site consists of 10 no. previously tenanted, currently vacant railway arches, numbered 1-4 & 6-11, forming a section of an arched viaduct located on Corporation Street, Manchester. The site is bordered to the South East (main frontage elevation) by Corporation Street & Dantzic Street footpath and road. The North West is bordered by the River Irk and a large car park beyond, within another ownership.

The site has excellent access to public transport being in a city centre location. Manchester Victoria Rail Station is located less than 500 metres to the west of the site. The nearest bus stop is located on Rochdale Road (A664) and is within a 2–3-minute walk to the south east of the site and provides

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services towards north and south of Manchester. The area surrounding the site is mixed in character, with commercial, industrial, and residential uses situated in the local vicinity. The site has a Greater Manchester Accessibility Level (GMAL) rating of 8 (very high) which highlights the sites excellent access to public transport services.

The Manchester City Council Local Plan Policies Map identifies the arches as being within the following relevant designations:

- Regional Centre
- North Manchester Policy Area

Further to the above the subject site is not within a Conservation Area, nor in proximity to any listed buildings or their settings. The arches are located within Flood Zone 1 which translates to a low probability of flooding.

PLANNING HISTORY

Planning permission was granted by Manchester City Council under application ref:135342/FO/2022 for the following development:

'Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street'.

THE PROPOSAL & PLANNING CONSIDERATIONS

The proposed Section 96a NMA application seeks the following amendments to the approved plans under Condition 2, as highlighted in red below:

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

Drawings

Drawings 19-259-014SGP ZZ 00 DR A 201000 rev P05, 19-259-014-SGP-ZZ-00-DRA-340001-P02, 19-259-014-SGP-ZZ-ZZ-DR-A-201300 P12, 19-259-014-SGP-ZZ-ZZDR- A-201301 P12 and ventilation louvre strategy Rev 9 received by the City Council, as Local Planning Authority, on the 8 December 2023.

ELE003 and GAP001 received by the City Council, as Local Planning Authority, on the 2 November 2022 19-259-014SGP ZZ 00 DR A 201000 Rev 05, 19-259-014-SGP-ZZ-ZZ-DR-A201001 Rev 03 and Flood mitigation report V3 received by the City Council, as Local Planning Authority, on the 4 July 2023

Servicing management plan (ref. DSP01A) received by the City Council, as Local Planning Authority, on the 5 June 2023 Noise assessment V3 received by the City Council, as Local Planning Authority, on the 18 May 2023 Waste proforma and swept path analysis for large vehicle received by the City Council, as Local Planning Authority, on the 27 March 2023

Crime Impact Statement received by the City Council, as Local Planning Authority, on the 16 March 2023

Ecology report, Transport Statement, Design and Access statement received by the City Council, as Local Planning Authority, on the 13 March 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Principle of Development

The overall approach to the development remains unchanged. The proposed amendment to Arch 1 addresses the access height of the infill unit, which currently makes it unsuitable for occupation. To ensure this unit continues to add value to the scheme and supports the cohesive vision approved under planning permission ref: 135342/FO/2022, we propose updating the façade. Instead of the previous glazed elevation, the new design will feature a fixed panel with simple branding “The Arches, Corporation Street” marking the start of the run of arches and helping to create a sense of place.

In conclusion, the proposal aligns with Manchester City Council’s Local Plan policies by supporting a diverse range of uses that will enhance the area’s vibrancy and vitality. The development makes effective use of the façade, contributing positively to both the public realm and the wider City Centre. Arch Co’s approach ensures that the scheme is well integrated within its surrounding context.

RELEVANT PLANNING POLICY

On the basis there is no change in the principle of development, or amendments to the scheme that would impact on the wider development management principles, the planning policies applicable to the approved 2023 scheme are still relevant, with this latest proposal remaining in accordance with them.

CONCLUSIONS

I trust that this letter is self-explanatory and that the Council will agree that the proposed non-material amendments to the plans approved under Condition 2 of application ref: 135342/FO/2022, relating to the amended façade treatment for Arch 1, are acceptable.

For the reasons set out above, the scheme remains in continued conformity with the development plan and, accordingly, these non-material amendments should be approved without delay.

I trust you find everything in order and look forward to receiving a positive delegated decision in due course. In the meantime, should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Abraham Laker

BA (Hons), MA FRTPI FRSA
Associate Partner

