

Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Submitted via the Planning Portal only

23 March 2026

Dear Sir/Madam,

Application for Non-Material Amendment (Planning Portal Reference: PP-14647882)

Site: 40 Peter Street, Manchester M2 5GP

We write on behalf of our client, Hurstwood Properties Ltd, regarding the above site. Planning was granted on 18.06.25 under application reference 142373/FO/2025, for the following description of development:

‘Creation of roof terrace, including extension of plant room, glass protective balustrade and other associated works to facilitate the use.’

As per this approval, access to the roof terrace was to be provided via the existing stairwell from the fourth floor. Once at roof terrace-level, level access would be provided throughout the entire area.

During the planning process, it was acknowledged by both the Applicant and Planning Officer that the roof terrace would benefit from improved accessibility to the fourth floor, for example; by extending the existing lift shaft up to the roof terrace. However, this was not considered to be a feasible option at the time. Thus, permission was granted for the creation of a roof terrace which utilised the existing access stairwell from the fourth floor.

Following approval of application 142373/FO/2025, the scheme has progressed through further detailed design development in preparation for the commencement of work onsite. As part of this process, consultation with the project engineers identified the opportunity to provide lift access to the roof terrace, thereby addressing a limitation of the approved scheme and ensuring inclusive access for all prospective users.

Following the completion of a detailed options appraisal, it was concluded that marginally increasing the overall roof height of the plant room and extension to accommodate the lift shaft would represent a more discreet and less visually intrusive solution than a more localised roof projection, resulting in a more coherent and less incongruous roof form.

Therefore, this application seeks a non-material amendment to application 142373/FO/2025 to allow the lift shaft to extend to roof terrace-level. The lift shaft will be entirely contained within the existing plant room. To accommodate the additional height required, the roof of the existing plant room and approved extension will be raised marginally.

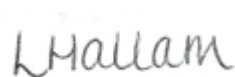
The materials of the existing plant room remain as previously approved under application 142373/FO/2025. Detailed material specifications will be provided through a separate discharge of conditions application to be submitted shortly. The height of the existing plant room and extension will remain substantially lower than the adjoining building to the east, and will not compromise the prominence of the building's corner location, nor the heritage significance of Albert Memorial Hall. Given the minor scale of the amendment proposed, the residential amenity of the residential building to the south of the site will also remain not impacted.

The following approved plans have been updated to reflect the non-material amendment as proposed by this application:

Approved Plan Reference	Updated Plan Reference
11189-PL-E02_P3	11189-PL-E02_P5
11189-PL-E03_P3	11189-PL-E03_P5
11189-S-S01 (GA Sections)	11189-S-S01 (GA Sections) -P1
11189-PL-P02_P3	11189-PL-P02_P4

We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Laura Hallam
Planning Consultant

Email: lh@broadgrove.co.uk
Mobile: 07359 302449

Encl: as referenced.