



Planning

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Date: 17 March 2026

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 145115/NMC/2026

Description: Non-material amendment to Planning Permission 139987/FO/2024 to allow update of phasing plan, reprofiling of ground near blocks 2 and 3, reconfiguration of basement level to blocks 2, 3 and 4, reduction of floorspace to block 6 commercial unit, loss of 2no. PSBA units and minor elevational changes.

Location: Victoria Point, 44 Hathersage Road, Manchester,

I refer to your application for a non-material amendment to planning permission reference 139987/FO/2024.

The proposed amendments relate to:

update to phasing plan; reprofiling of ground within proximity of Blocks 2 and 3 and associated reconfiguration to basements including to Block 4; internal layout changes to accommodate redesign of building cores and fire escape routes and reduction in floor area to commercial unit within Block 6 and reduction in 2 no. PBSA units; minor elevational changes to window openings and door positions.

Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be non-material in nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance of the development within the streetscene or character of the wider area. It is also considered that the proposed amendments would not give rise to impacts on the amenity of any existing residential properties.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 139987/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 139987/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Drawings:

0814-BPA-ZZ-ZZ-A-0120 Rev P01 Existing_Demolition Plan_Basement
0814-BPA-ZZ-ZZ-A-0121 Rev P01 Existing_Demolition Plan_Ground Floor
0814-BPA-ZZ-ZZ-A-0122 Rev P01 Existing_Demolition Plan_First Floor
0814-BPA-ZZ-ZZ-A-0123 Rev P01 Existing_Demolition Plan_Second Floor
0814-BPA-ZZ-ZZ-A-0124 Rev P01 Existing_Demolition Plan_Third Floor
0814-BPA-ZZ-ZZ-A-0125 Rev P01 Existing_Demolition Plan_Fourth Floor
0814-BPA-ZZ-ZZ-A-0126 Rev P01 Existing_Demolition Plan_Fifth Floor
0814-BPA-ZZ-ZZ-A-0127 Rev P01 Existing_Demolition Plan_Roof

0814-BPA-ZZ-ZZ-A-1001 Rev P03 Proposed_Site Plan Wide
0814-BPA-ZZ-ZZ-A-1002 Rev P04 Proposed_Site Plan
0814-BPA-ZZ-ZZ-A-1099 Rev P03 Proposed_Site Plan_Basement
0814-BPA-ZZ-ZZ-A-1100 Rev P03 Proposed_Site Plan_Ground Floor
0814-BPA-ZZ-ZZ-A-1101 Rev P03 Proposed_Site Plan_First Floor
0814-BPA-ZZ-ZZ-A-1102 Rev P03 Proposed_Site Plan_Second Floor
0814-BPA-ZZ-ZZ-A-1103 Rev P03 Proposed_Site Plan_Third Floor
0814-BPA-ZZ-ZZ-A-1104 Rev P03 Proposed_Site Plan_Fourth Floor
0814-BPA-ZZ-ZZ-A-1105 Rev P03 Proposed_Site Plan_Fifth Floor
0814-BPA-ZZ-ZZ-A-1106 Rev P02 Proposed_Site Plan_Sixth Floor
0814-BPA-ZZ-ZZ-A-1107 Rev P03 Proposed_Site Plan_Seventh Floor
0814-BPA-ZZ-ZZ-A-1108 Rev P03 Proposed_Site Plan_Eighth Floor
0814-BPA-ZZ-ZZ-A-1109 Rev P02 Proposed_Site Plan_Ninth Floor
0814-BPA-ZZ-ZZ-A-1110 Rev P01 Proposed_Site Plan_Tenth Floor
0814-BPA-ZZ-ZZ-A-1111 Rev P01 Proposed_Site Plan_Eleventh Floor
0814-BPA-ZZ-ZZ-A-1112 Rev P01 Proposed_Site Plan_Roof
0814-BPA-ZZ-ZZ-A-1150 Block 1 Rev P01- Proposed Plans_01
0814-BPA-ZZ-ZZ-A-1151 Block 1 Rev P01- Proposed Plans_02
0814-BPA-ZZ-ZZ-A-1152 Block 2 Rev P01- Proposed Plans_01
0814-BPA-ZZ-ZZ-A-1153 Block 2 Rev P01- Proposed Plans_02
0814-BPA-ZZ-ZZ-A-1154 Block 3 Rev P01- Proposed Plans_01
0814-BPA-ZZ-ZZ-A-1155 Block 3 Rev P01- Proposed Plans_02
0814-BPA-ZZ-ZZ-A-1156 Block 4 Rev P02- Proposed Plans_01
0814-BPA-ZZ-ZZ-A-1157 Block 4 Rev P02- Proposed Plans_02
0814-BPA-ZZ-ZZ-A-1158 Block 4 Rev P02- Proposed Plans_03
0814-BPA-ZZ-ZZ-A-1200 Rev P01 Proposed Elevation A-A
0814-BPA-ZZ-ZZ-A-1201 Rev P01 Proposed Elevation B-B
0814-BPA-ZZ-ZZ-A-1202 Rev P02 Proposed Elevation C-C
0814-BPA-ZZ-ZZ-A-1203 Rev P01 Proposed Elevation D-D
0814-BPA-ZZ-ZZ-A-1204 Rev P012 Proposed Elevation E-E
0814-BPA-ZZ-ZZ-A-1210 Rev P02 Block 1 - Proposed Elevations
0814-BPA-ZZ-ZZ-A-1211 Rev P01 Block 2 - Proposed Elevations
0814-BPA-ZZ-ZZ-A-1212 Rev P01 Block 3 - Proposed Elevations
0814-BPA-ZZ-ZZ-A-1213 Rev P02 Block 4 - Proposed Elevations
0814-BPA-ZZ-ZZ-A-1300 Rev P01 Proposed Section A-A
0814-BPA-ZZ-ZZ-A-1301 Rev P02 Proposed Section B-B
0814-BPA-ZZ-ZZ-A-1303 Rev P01 Proposed Section C-C
0814-BPA-ZZ-ZZ-A-1310 Rev P02 Block 1 - Proposed Sections
0814-BPA-ZZ-ZZ-A-1311 Rev P01 Block 2 - Proposed Sections
0814-BPA-ZZ-ZZ-A-1312 Rev P01 Block 3 - Proposed Sections
0814-BPA-ZZ-ZZ-A-1313 Rev P01 Block 4 - Proposed Sections

0814-BPA-ZZ-ZZ-A-4301 Rev P01 Block 3 - Bay Study_Entrance
0814-BPA-ZZ-ZZ-A-4302 Rev P01 Block 3 - Bay Study_Typical Window and Parapet

06051-5PA-MP-ZZ-DR-A-002201 Rev P03 Proposed Site Plan-Blocks 5 and 6
06051-5PA-B1-ZZ-DR-A-022101 Rev P03 Demolition Basement and Ground Plan
06051-5PA-B1-ZZ-DR-A-022102 Rev P03 Demolition First and Second Plan
06051-5PA-B1-ZZ-DR-A-022103 Rev P03 Demolition Third and Fourth Plan
06051-5PA-B1-ZZ-DR-A-022104 Rev P03 Demolition Fifth and Roof Plan
06051-5PA-B1-ZZ-DR-A-022201 Rev P04 Proposed Basement and Ground Plan
06051-5PA-B1-ZZ-DR-A-022202 Rev P06 Proposed First and Second Plan
06051-5PA-B1-ZZ-DR-A-022203 Rev P06 Proposed Third and Fourth Plan
06051-5PA-B1-ZZ-DR-A-022204 Rev P06 Proposed Fifth and Sixth Plan
06051-5PA-B1-ZZ-DR-A-022205 Rev P05 Proposed Seventh and Eighth Plan
06051-5PA-B1-ZZ-DR-A-022206 Rev P06 Proposed Ninth and Tenth Plan
06051-5PA-B1-ZZ-DR-A-022207 Rev P04 Proposed Eleventh and Roof Plan

06051-5PA-B1-XX-DR-A-042101 Rev P02 Demolition Elevations
06051-5PA-B1-XX-DR-A-042201 Rev P04 Proposed Elevation South
06051-5PA-B1-XX-DR-A-042202 Rev P03 Proposed Elevation East
06051-5PA-B1-XX-DR-A-042204 Rev P03 Proposed Section AA and South Courtyard Elevation
06051-5PA-B1-XX-DR-A-042206 Rev P04 Proposed Planning Elevations South and East
06051-5PA-B1-XX-DR-A-042207 Rev P03 Proposed Planning Elevation North and West
06051-5PA-B1-XX-DR-A-043201 Rev P02 Typical Bay 01
06051-5PA-B1-XX-DR-A-043202 Rev P02 Typical Bay 02
06051-5PA-B1-XX-DR-A-043203 Rev P02 Typical Bay 03
06051-5PA-B1-XX-DR-A-043204 Rev P02 Typical Bay 04
06051-5PA-B1-XX-DR-A-052201 Rev P02 Section BB and Section CC
06051-5PA-B1-XX-DR-A-025201 Rev P03 Proposed Living Unit Layouts 01
06051-5PA-B1-XX-DR-A-025202 Rev P03 Proposed Living Unit Layouts 02
0814-BPA-ZZ-ZZ-A-4325 Rev P00 Open Cycle Store
0814-BPA-ZZ-ZZ-A-4326 Rev P00 Closed Cycle Store

0814-BPA-ZZ-ZZ-DR-A-1050 Rev Version One Proposed_Site Phasing Plan Version One

Landscape Drawings

12355-LUC-XX-00-DR-L-0100 Rev P12 Landscape GA Plan
12355-LUC-XX-00-DR-L-0200 Rev P05 Hard Landscape Plan - 1 of 5
12355-LUC-XX-00-DR-L-0201 Rev P04 Hard Landscape Plan - 2 of 5
12355-LUC-XX-00-DR-L-0202 Rev P05 Hard Landscape Plan - 3 of 5
12355-LUC-XX-00-DR-L-0203 Rev P06 Hard Landscape Plan - 4 of 5
12355-LUC-XX-00-DR-L-0204 Rev P06 Hard Landscape Plan - 5 of 5
12355-LUC-XX-00-DR-L-0400 Rev P06 Soft Landscape Plan - 1 of 5
12355-LUC-XX-00-DR-L-0401 Rev P04 Soft Landscape Plan - 2 of 5
12355-LUC-XX-00-DR-L-0402 Rev P04 Soft Landscape Plan - 3 of 5
12355-LUC-XX-00-DR-L-0403 Rev P04 Soft Landscape Plan - 4 of 5
12355-LUC-XX-00-DR-L-0404 Rev P03 Soft Landscape Plan - 5 of 5

Documents:

Aboricultural Impact Assessment and Method Statement - Prepared by LUC April 2024
FRA and SuDS Strategy Report ref 3124 Rev 03 - Heyne Tillett Steel
Waste Management Strategy 23 August 2024 Revision 06 prepared by SLR Consulting
Transport Assessment 23 August 2024 Revision 07 prepared by SLR Consulting
Travel Plan August 2024 Revision 07 prepared by SLR Consulting
Air Quality Assessment Revision 03 - 2 May 2024 prepared by Hoare Lea

Crime Impact Statement ref: 2017/0081/CIS/01 Version A
Energy Statement Rev P02 dated 17/4/2024 prepared by Atelier Ten
Environmental Standards Statement Revision P03 dated 16/4/2024 prepared by Atelier Ten
Overheating Assessment Revision P02 April 2024 prepared by Atelier Ten
Hello Student Management Ltd Property Management Plan
Television and Radio Reception Impact Assessment - GTech Surveys Ltd Version 1.0 dated 01/05/2024
Planning Noise Report 023790-R03-B 2 May 2024 prepared by Sandy Brown
Biodiversity Net Gain May 2024 prepared by Greengage
Preliminary Ecological Appraisal May 2024 prepared by Greengage
Statutory BNG Metric Dated May 2024
Phase I Geo-Environmental Assessment Report - OS/C5515/12598 January 2024
Phase II Geo-Environmental Assessment Report - OS/C5515/12691 Rev B February 2024

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

46) The access paths to the rear (northern elevation) of blocks 2 and 3 and the path to the side (north-eastern elevation) of block 2 as indicated on the approved landscape drawings shall be used for emergency or maintenance access purposes only measures shall be incorporated into the development to ensure these paths do not provide general access to residents of the development whilst the hereby approved buildings are occupied and in use.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing