

04 December 2025

FAO Michael Pearson

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

Dear Michael,

Joyce, Boulton House, 17-21 Chorlton Street, Manchester

Application under Section 96a of the Town and Country Planning Act (1990) for Non-Material Amendment to Planning Permission ref. 143253/FO/2025

Please find enclosed a Section 96a Application for a Non-Material Amendment (NMA) to Planning Permission ref: 143253/FO/2025, in respect of the refurbishment and reuse of Boulton House, located in Manchester City Centre (the “Site”).

The Applicant is The James (M1 Living) (the ‘Applicant’).

Background

Planning Permission (ref: 143253/FO/2025) for Boulton House was granted on 18th September 2025. The description of development as written on the decision notice is as follows:

Refurbishment and reuse of Boulton House (including new build extensions up to 7 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).

On September 18th 2025, Listed Building Consent was given for associated works to the adjacent Listed Building at 8 Minshull Street. Listed Building Consent (ref. 143387/LO/2025) was approved for:

“Listed Building Consent for interface works to 8 Minshull Street to facilitate the redevelopment and reuse of Boulton House”

Amendment Proposals

The Applicant seeks to amend the approved description of development by substituting the term ‘serviced apartments’ with ‘serviced accommodation’ to ensure better alignment with the intended use of the development.

Accordingly, the revised description of development is proposed to be:

*Refurbishment and reuse of Boulton House (including new build extensions up to 7 storeys to Bloom Street and 1 storey to Major Street) to provide 261 **suites of serviced accommodation** and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).*

The proposed amendment has been discussed with the Local Planning Authority to address concerns regarding potential misinterpretation of the development's intended use. The term "serviced apartments" could be misconstrued as a residential use, potentially triggering the Building Safety Act (BSA) Gateway 2 process, which is not applicable as the development has been consistently assessed and approved as a Class C1 use.

The revised terminology provides clarity and accurately reflects the nature of the development, affirming its categorisation as a C1 use. This amendment does not alter the nature, scale, or scope of the approved development and is limited the amendment of the description to reflect the approved use. It is therefore considered a non-material amendment.

To reflect the minor change above, it is also agreed that the following condition wording will be updated to refer to the “serviced accommodation” use included within the revised description of development:

- 4 (Highway Condition Survey)
- 12 (Street Tree and Servicing Strategy)
- 14 (Aparthotel – Acoustics Insulation)
- 19 (Air Quality)
- 20 (Off-site Highway Works)
- 22 (Bat and Bird Boxes)
- 23 (Disabled Hoists)
- 24 (Disabled Drop Off)
- 25 (Signage Strategy)
- 27 (Secured by Design)
- 30 (Aparthotel – Odour Extraction)
- 31 (Aparthotel – Plant)
- 35 (Aparthotel - Acoustics Ground Floor)

- 38 (Travel Plan)
- 39 (BREEAM)
- 45 (Deliveries, servicing and collections)
- 47 (Aparthotel - Use Class Limitation)
- 50 (Aparthotel - Cycle Storage)
- 51 (Aparthotel - Waste Management)
- 56 (Aparthotel - Gym use restriction).

The amendments to the condition wording will be limited to substituting the word “aparthotel” for “serviced accommodation”.

Application Submission

In addition to this Cover Letter, the application includes the following documents:

- Application Form
- Site Location Plan

The Application has the Planning Portal reference: PP-14529610 and the application fee of £383.00 has been paid online via Planning Portal.

We trust that the above information is suitable to enable approval of this application. We would be grateful for written confirmation of the receipt and registration of this application.



Kind regards



Deloitte LLP