

11 November 2025

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Planning

Our Ref: JADM3002

Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir/Madam

APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION 138808/FO/2023 PURSUANT TO SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 AT LAND AT CHARLES STREET, MANCHESTER

On behalf of our client, Jadebricks Manchester Limited ("the Applicant"), we hereby submit an application under Section 96A of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") seeking approval for a non-material amendment to planning permission reference 138808/FO/2023, granted on 31 July 2024, for development at the junction of Charles Street and York Street, Manchester ("the Site"). The description of the approved development is as follows:

'Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.'

This application is supported by the following plan:

- Facade Detail Charles Street and North Elevations Ground Floor Dwg No. 10489-SHP-ZZ-A-B5D8-G251-DE-XX-007, Rev. P04

We also ask that you consider the contents of this letter when determining the application. This includes the background context to the proposed development and describes the proposed non-material amendment to the planning permission.

Purpose of the Application

Section 96A of the 1990 Act permits a Local Planning Authority (LPA) to make a change to any planning permission if they are satisfied that the change is non-material. Subsection (3) (a) and (b) of the 1990

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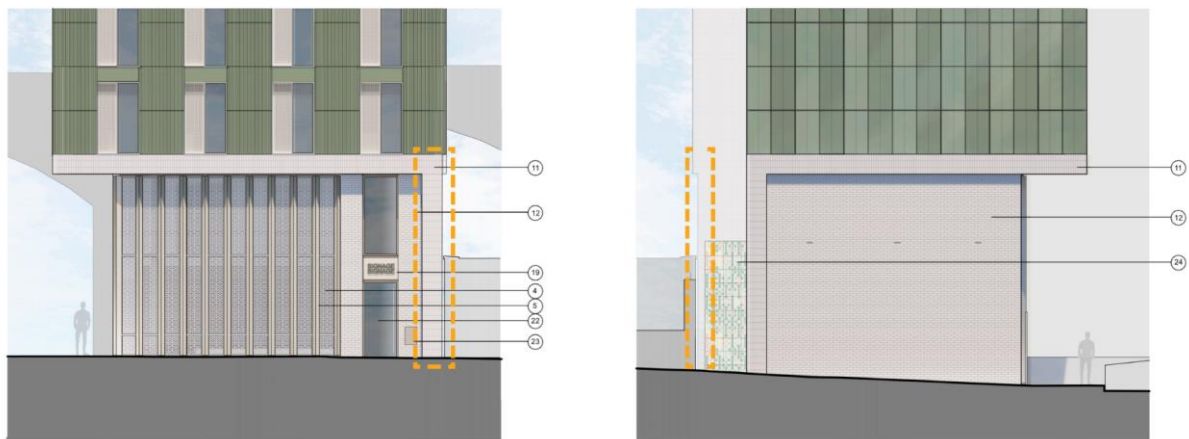
Act allows an LPA to impose new conditions and remove or alter existing conditions.

This Non-Material Amendment (NMA) application (submitted under Section 96A) seeks to replace the following approved plan cited in Condition 2: 10489-SHP-ZZ-A-B5D8-G251-DE-XX-007, Rev. P01 with the plan submitted with this application: 10489-SHP-ZZ-A-B5D8-G251-DE-XX-007, Rev. P04.

Proposed Changes

The amendment involves a minor repositioning (setback) of the party wall along the eastern elevation, between Levels 00 and 02, to accommodate the abutment with Bracken House. This adjustment is necessary to coordinate with the façade works currently being undertaken at Bracken House. Figure 1 below illustrates the proposed amended areas, highlighted in yellow.

Figure 1: Proposed Changes to Façade Detail – Charles Street



The proposed change does not affect the approved building massing, overall height, or architectural composition of the development. The interface detail between the two buildings will remain consistent with that previously approved, albeit moved slightly due to the revised wall position. In essence, the facing elevations of both buildings will shift marginally along Charles Street to ensure construction alignment and proper detailing.

Following a meeting with officers of Manchester City Council on 23 October 2025, it was also agreed that flashing would be introduced to the revised elevation to prevent accumulation of debris between the adjoining structures. The flashing is shown on the submitted plan. We ask that through this application a condition is added to the permission that requires the final details (including appearance, material and fixtures) to be provided prior to the construction of the flashing.

Consideration of the Application

In accordance with the Planning Practice Guidance, there is no statutory definition of ‘non-material’². This is because it will be dependent on the context of the overall scheme – an amendment that is non-

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²"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: Transmission, 6 Atherton Street, Manchester, M3 3GS"

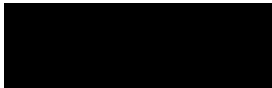
material in one context may be material in another. The LPA must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990.

The proposal does not change the overall appearance or design ethos of the approved scheme and therefore complies with design policy in the Development Plan, including CS Policies SP1 and EN1 and Chapter 12 of the NPPF.

The proposed amendments do not alter the overall principle of the development, and as such, it is deemed this proposal is capable of being dealt with via a non-material amendment pursuant to Section 96A of the Town and Country Planning Act 1990.

I trust you will find the enclosed to be in order, however, should you have any queries in respect to this submission or require any additional information to inform your consideration of this application, please do not hesitate to contact me.

Yours sincerely



Lydia Connell



Planner

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