27 November 2025

Delivered via Planning Portal

Rob Griffin
Manchester City Council
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Manchester
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Dear Rob,

NON-MATERIAL AMENDMNET TO PLANNING PERMISSION REF. 139987/FO/2024 – VICTORIA POINT, 44 HATHERSAGE ROAD, MANCHESTER

On behalf of Empiric Student Property ('Empiric' or 'the Applicant'), we are pleased to enclose an application for the approval of a non-material amendment to the schedule of approval plans listed under condition number 2 attached to the Full Planning Permission (LPA ref. 139987/FO/2024), approved by Manchester City Council ('MCC' or 'the Council') on 7th October 2025.

The application is made pursuant to the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended). The application has been made via the planning portal (ref. PP-14327688). The requisite application fee of £298.00 has also been made on-line.

In addition to a comprehensive set of updated architectural and landscape drawings, the application is supported by the following summary/ comparable reports which clearly outline the amendments sought to the approved plans:

- NMA - Blocks 2-4, prepared by Bell Phillips
- NMA - Blocks 5 and 6, prepared by 5Plus
- NMA landscape changes summary, prepared by LUC

Background

The planning permission (LPA ref. 139987/FO/2024) relates to the partial demolition of six existing buildings currently in use as purpose built student accommodation (PBSA), in order to facilitate the sites redevelopment and ongoing use as PBSA. The development is described on the decision notice as follows:

> *Redevelopment of existing student accommodation buildings (6 in total) to include the phased demolition and extension of the existing buildings to a maximum height of 12 storey's to form Purpose Built Student Accommodation (876 bedspaces in total) (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial (Use Class E, F1 and F2), hard and soft landscaping and associated highway works.*

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Proposed Amendments

In summary the application seeks to update the approved phasing plan and secure amendments to the design of the consented scheme including the following:

- Updating of phasing plan to distinguish initial enabling works phase and allow for more seamless discharge of condition process
- Reprofiling of ground within proximity of Blocks 2 and 3 and associated reconfiguration to basement levels of said blocks, along with similar reconfiguration of Block 4 basement
- Limited changes to internal layout following redesign of building cores and fire escape routes, including reduction to floor area of Block 6 commercial unit and loss of 2 no. PBSA units across the development
- Minor elevation changes to window openings and door positions across all blocks

The amendments are required for a number of reasons which have transpired as the detailed design of the consented development has progressed including matters relating to the Building Safety Act and 2024 updates to the Fire Safety Standard BS9991.

Phasing

Planning permission ref. 139987/FO/2024 and the associated conditions are framed in a phased manner in order to allow the development to come forward in stages. Whilst this remains the case, the Applicant intends on implementing an early stage of enabling activities focus on access roads within the site and thus requires this area to be distinguished blocks themselves. The following updated phasing plan is therefore submitted for approval: Proposed Site Plan Phasing (ref. 0814-BPA-ZZ-ZZ-DR-A-1050 Version One).

Ground Reprofiling and Soft Landscaping Alterations

The courtyards in between Blocks 2 and 3 are proposed to be re-profiled to the building edge, so the existing partially exposed basement levels become fully underground. As a result of the proposed amendments, the blocks will no longer be considered 'High Risk' for the purposes of the Building Safety Act as there would be fewer than seven storeys above external ground level. The basement level will continue to be utilised for storage purposes and will not include any habitable space. The reprofiling works would not impact on the privacy of those within and outside of the site given they will effectively level out areas where the land currently slopes down towards the building edge.

Existing Block 3 clearly showing the sloped embankment to be reprofiled (Google Street View)



Full details can be referred to the enclosed Block 2 and Block 3 Proposed Sections (dwg ref. 0614-BPA-ZZ-ZZ-DR-A-1311 P02 and 0614-BPA-ZZ-ZZ-DR-A-1312 P02 respectively), which will supersede those approved via LPA ref. 139987/FO/2024.

The resultant changes to the soft landscaping scheme have been designed to ensure quality remains with the same number of trees incorporated as currently consented. For the avoidance of doubt, the landscape quality will remain at high standard, and the number of existing retained trees remains unchanged in order to meet Biodiversity Net Gain (BNG) requirements. Full details can be found in the respective landscape drawings (see **Appendix 1**) and the summary prepared by LUC.

Basement Layout

The introduction of basement smoke vents will replace the existing ventilation grills, which will be removed as a result of the levelling works amendments. These will sit flush to the new landscape datum and will only be accessible for maintenance where necessary.

The steps to access the cycle store is proposed to be removed and to provide a direct escape access from the stair to the courtyard. The HV room and plant room originally at the basement level will be relocated to the rear of the storage room.

Full details can be referred to the enclosed Block 2 and Block 3 Proposed Plans (dwg ref. 0614-BPA-ZZ-ZZ-DR-A-1152 P02 and 0614-BPA-ZZ-ZZ-DR-A-1154 P02 respectively), which will supersede those approved via LPA ref. 139987/FO/2024.

For Block 4, the basement layout will also be reconfigured to introduce the new evacuation lift and remove the sprinkler tank room, which is proposed to be located at the sunken position within the courtyard between Block 3 and 4. There will be a flush access hatch from the finished grass level between the blocks. Full details can be referred to the enclosed Block 4 Proposed Plans (dwg ref. 0814-BPA-ZZ-ZZ-DR-A-1156 P03) and the Landscape GA Plan (dwg ref. 12355-LUC-XX-00-DR-L-0100 P14), which will supersede those approved via LPA ref. 139987/FO/2024.

Internal Layout

To comply with Fire Safety Standard, the internal layout of Block 4 has been reconfigured by including evacuation lifts to all secondary staircases, which leads to the loss of 1no. standard studio. **Table 1** summarises the overall change to the accommodation schedule in Block 4, which is very minimal.

Table 1: Changes to Accommodation Schedule – Block 4

Type	Approved Units	Proposed Units
2 bed cluster flat	11	11
3 bed cluster flat	9	9
Studio premium	66	64
Studio standard	58	59
Wheelchair studio	12	12
Total	**156**	**155**

For Blocks 5 and 6, the ground floor plan has been updated to allow the changes to the cores as a result of updates to the Fire Safety Standard. This has resulted in the re-routing of the escape exit from the central core and a reduction in size to the commercial unit facing Hathersage Road, from 145sqm to 115sqm.

To ensure the required number of accessible bedrooms are delivered, 5no. accessible studios have been added to Block 6. **Table 2** summarises the overall change to the accommodation schedule in Blocks 5 and 6, which is very minimal. Full details can be found in the enclosed Block 5 and 6 Proposed Plans (see **Appendix 1**), which will supersede those approved via LPA ref. 139987/FO/2024.

Table 2: Changes to Accommodation Schedule – Block 5 and 6

Type	Approved Units	Proposed Units
2 Bed-1 Bathroom	10	6
2 Bed-2 Bathroom	11	7
3 Bed	20	20
Accessible	11	16
Partially Retained 2 Bed-2 Bathroom	0	4
Partially Retained Premier	0	12
Partially Retained studio	0	20
Premier	46	34
Retained Studio	0	57
Studio	206	127
Total	**304**	**303**

Elevation changes to window openings

All windows have been revised to allow the MVHR and purge vent to terminate above the window at a perforated metal grille. The precast banding has thus been moved upwards by 225mm and the double solider course of brickwork has also moved up by 225mm.

Full details can be found in the respective elevations drawings in Blocks 2, 3, 5 and 6 (see **Appendix 1**).

Conclusion

National Planning Practice Guidance (NPPG) confirms that what constitutes a 'non-material' amendment will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. In determining whether the proposed amendments are non-material in nature, it should be noted that the approved scheme is a major development of substantial scale.

The proposed amendments are limited in their extent and would not result in a materially different scheme to that approved. The amendments would have a negligible impact on the appearance of the development and do not raise any implications or considerations that go to the heart of planning permission.

On this basis it can be concluded that the amendments are non-material in nature.

I trust that the above is in order for you to validate and determine the application within the 28 days defined by the Act, but please do let me know if you have any specific questions.

Yours sincerely



Appendix 1: Schedule of Drawing Substitutions – By Block

WHOLE SITE

Drawing Name	Approved Drawing Reference	Proposed Drawing Reference
Proposed Site Plan Phasing	-	0814-BPA-ZZ-ZZ-DR-A-1050 Version One
Proposed Site Plan Wide	0814-BPA-ZZ-ZZ-DR-A-1001 P03	0814-BPA-ZZ-ZZ-DR-A-1001 P04
Proposed Site Plan	0814-BPA-ZZ-ZZ-DR-A-1002 P04	0814-BPA-ZZ-ZZ-DR-A-1002 P05
Landscape GA Plan	12355-LUC-XX-00-DR-L-0100-P12	12355-LUC-XX-00-DR-L-0100 P14
Hard Landscape Plan Sheet 1 of 5	12355-LUC-XX-00-DR-L-0200 P05	12355-LUC-XX-00-DR-L-0200 P07
Hard Landscape Plan Sheet 2 of 5	12355-LUC-XX-00-DR-L-0201 P04	12355-LUC-XX-00-DR-L-0201 P06
Hard Landscape Plan Sheet 3 of 5	12355-LUC-XX-00-DR-L-0202 P05	12355-LUC-XX-00-DR-L-0202 P07
Hard Landscape Plan Sheet 4 of 5	12355-LUC-XX-00-DR-L-0203 P06	12355-LUC-XX-00-DR-L-0203 P08
Hard Landscape Plan Sheet 5 of 5	12355-LUC-XX-00-DR-L-0204 P06	12355-LUC-XX-00-DR-L-0204 P08
Planting Plan (1 of 5)	12355-LUC-XX-00-DR-L-0400 P06	12355-LUC-XX-00-DR-L-0400 P07
Planting Plan (2 of 5)	12355-LUC-XX-00-DR-L-0401 P04	12355-LUC-XX-00-DR-L-0401 P05
Planting Plan (3 of 5)	12355-LUC-XX-00-DR-L-0402 P04	12355-LUC-XX-00-DR-L-0402 P05
Planting Plan (4 of 5)	12355-LUC-XX-00-DR-L-0403 P04	12355-LUC-XX-00-DR-L-0403 P05
Planting Plan (5 of 5)	12355-LUC-XX-00-DR-L-0404 P03	12355-LUC-XX-00-DR-L-0404 P05
Proposed Section A-A	0814-BPA-ZZ-ZZ-DR-A-1300 P01	0814-BPA-ZZ-ZZ-DR-A-1300 P02
Proposed Section B-B	0814-BPA-ZZ-ZZ-DR-A-1301 P02	0814-BPA-ZZ-ZZ-DR-A-1301 P03

BLOCK 2

Drawing Name	Approved Drawing Reference	Proposed Drawing Reference
Block 2 – Proposed Plans 01	0814-BPA-ZZ-ZZ-DR-A-1152 P01	0814-BPA-ZZ-ZZ-DR-A-1152 P02
Block 2- Proposed Plans 02	0814-BPA-ZZ-XX-DR-A-1153 P01	0814-BPA-ZZ-XX-DR-A-1153 P02
Block 2 – Proposed Elevations	0814-BPA-ZZ-ZZ-DR-A-1211 P01	0814-BPA-ZZ-ZZ-DR-A-1211 P02
Block 2 – Proposed Sections	0814-BPA-ZZ-ZZ-DR-A-1311 P01	0814-BPA-ZZ-ZZ-DR-A-1311 P02

BLOCK 3

Drawing Name	Approved Drawing Reference	Proposed Drawing Reference
Block 3 – Proposed Plans 01	0814-BPA-ZZ-ZZ-DR-A-1154 P01	0814-BPA-ZZ-ZZ-DR-A-1154 P02

Block 3 – Proposed Plans 02	0814-BPA-ZZ-ZZ-DR-A-1155 P01	0814-BPA-ZZ-ZZ-DR-A-1155 P02
Block 3 – Proposed Elevations	0814-BPA-ZZ-ZZ-DR-A-1212 P01	0814-BPA-ZZ-ZZ-DR-A-1212 P02
Block 3 – Proposed Sections	0814-BPA-ZZ-ZZ-DR-A-1312 P01	0814-BPA-ZZ-ZZ-DR-A-1312 P02
Block 3 – Bay Study Typical Window and Parapet	0814-BPA-ZZ-ZZ-DR-A-4302 P01	0814-BPA-ZZ-ZZ-DR-A-4302 P02

BLOCK 4

Drawing Name	Approved Drawing Reference	Proposed Drawing Reference
Block 4 – Proposed Plans 01	0814-BPA-ZZ-ZZ-DR-A-1156 P02	0814-BPA-ZZ-ZZ-DR-A-1156 P03
Block 4 – Proposed Plans 02	0814-BPA-ZZ-ZZ-DR-A-1157 P02	0814-BPA-ZZ-ZZ-DR-A-1157 P03
Block 4 – Proposed Plans 03	0814-BPA-ZZ-ZZ-DR-A-1158 P02	0814-BPA-ZZ-ZZ-DR-A-1158 P03
Block 4 – Proposed Elevations	0814-BPA-ZZ-ZZ-DR-A-1213 P02	0814-BPA-ZZ-ZZ-DR-A-1213 P03
Block 4 – Proposed Sections	0814-BPA-ZZ-ZZ-DR-A-1313 P01	0814-BPA-ZZ-ZZ-DR-A-1313 P02

BLOCK 5 AND 6

Drawing Name	Approved Drawing Reference	Proposed Drawing Reference
Proposed Elevation South	VICP-5PA-B5-XX-DR-A-042201 P04	VICP-5PA-B5-XX-DR-A-042201 P05
Proposed Elevation East	VICP-5PA-B5-XX-DR-A-042202 P03	VICP-5PA-B5-XX-DR-A-042202 P04
Proposed Section AA and South Courtyard	VICP-5PA-B5-XX-DR-A-042204 P03	VICP-5PA-B5-XX-DR-A-042204 P05
Proposed Planning Elevations South and East	VICP-5PA-B5-XX-DR-A-042206 P04	VICP-5PA-B5-XX-DR-A-042206 P06
Proposed Planning Elevation North and West	VICP-5PA-B5-XX-DR-A-042207 P03	VICP-5PA-B5-XX-DR-A-042207 P05
Proposed Basement and Ground Plan	VICP-5PA-B5-ZZ-DR-A-022201 P04	VICP-5PA-B5-ZZ-DR-A-022201 P17
Proposed First and Second Plan	VICP-5PA-B5-ZZ-DR-A-022202 P06	VICP-5PA-B5-ZZ-DR-A-022202 P17
Proposed Third and Fourth Plan	VICP-5PA-B5-ZZ-DR-A-022203 P06	VICP-5PA-B5-ZZ-DR-A-022203 P17
Proposed Fifth and Sixth Plan	VICP-5PA-B5-ZZ-DR-A-022204 P06	VICP-5PA-B5-ZZ-DR-A-022204 P17
Proposed Seventh and Eighth Plan	VICP-5PA-B5-ZZ-DR-A-022205 P05	VICP-5PA-B5-ZZ-DR-A-022205 P14
Proposed Nineth and Tenth Plan	VICP-5PA-B5-ZZ-DR-A-022206 P06	VICP-5PA-B5-ZZ-DR-A-022206 P16
Proposed Eleventh and Roof Plan	VICP-5PA-B5-ZZ-DR-A-022207 P04	VICP-5PA-B5-ZZ-DR-A-022207 P14
Proposed Sections	VICP-5PA-B5-ZZ-DR-A-052201 P02	VICP-5PA-B5-ZZ-DR-A-052201 P04