MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non material amendment to planning permission 137401/FO/2023 to make internal and external alterations and reconfiguration including repositioning of main entrance to Upper Brook Street, relocation of medical facility from B3 to B1, installation of external cycle store and repositing of external flues

Location:

Land between Upper Brook Street, Kincardine Road and Grosvenor Street Manchester

Application reference:

OTH-2026-000062

Applicant:

Alliance UBS Ltd

Date of application:

27 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposed amendments relate to planning permission 137401/FO/2023 to make internal and external alterations and reconfiguration including repositioning of main entrance to Upper Brook Street, relocation of medical facility from B3 to B1, installation of external cycle store and repositing of external flues together with update to relevant planning condition.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

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

Condition(s) amended by this decision

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

- Proposed B1 Ground Floor Plan UBS-HBA-B1-00-DR-A-080100;
- Proposed B3 Ground Floor Plan UBS-HBA-B3-00-DR-A-080140;

- Proposed B3 Mezzanine Floor Plan UBS-HBA-B3-00-DR-A-080148:
- Proposed B3 First Floor Plan UBS-HBA-B3-01-DR-A-080141;
- Proposed B3 Second Floor Plan UBS-HBA-B3-02-DR-A-080142;
- Proposed B3 Third Floor Plan UBS-HBA-B3-03-DR-A-080143;
- Proposed B3 Fourth Floor Plan UBS-HBA-B3-04-DR-A-080144;
- Proposed B3 Fifth Floor Plan UBS-HBA-B3-05-DR-A-080145;
- Proposed B3 Plant Level Plan UBS-HBA-B3-06-DR-A-080146;
- Proposed B3 Roof Plan UBS-HBA-B3-08-DR-A-080147;
- Proposed B3 North Elevation UBS-HBA-B3-XX-DR-A-080230;
- Proposed B3 East Elevation UBS-HBA-B3-XX-DR-A-080231;
- Proposed B3 South Elevation UBS-HBA-B3-XX-DR-A-080232;
- Proposed B3 West Elevation UBS-HBA-B3-XX-DR-A-080233;
- Proposed B3 Cycle Store Elevation UBS-HBA-B3-XX-DR-A-080240;
- Proposed B3 Section AA UBS-HBA-B3-XX-DR-A-080340;
- Proposed B3 - Bay Study - Ground Floor UBS-HBA-B3-XX-DR-A-080431;
- Proposed B3 - Bay Study - Cycle Store UBS-HBA-B3-XX-DR-A-080434;
- Proposed B3 Cycle Store - Plans UBS-HBA-B3-ZZ-DR-A-080150:
- Proposed B3 - Section BB UBS-HBA-B3-ZZ-DR-A-080341;
- Proposed Illustrative Masterplan UBS-HBA-SW-00-DR-A-081000;
- Proposed Illustrative Masterplan- Site Plan UBS-HBA-SW-00-DR-A-081005:
- Proposed Illustrative Masterplan - Phasing Plan UBS-HBA-SW-00-DR-A-081010;
- Proposed Illustrative Masterplan- Ground Floor Plan UBS-HBA-SW-00-DR-A-081100;
- Proposed Illustrative Masterplan- Roof Plan UBS-HBA-SW-RF-DR-A-081102;
- Proposed Illustrative Masterplan- East Elevation UBS-HBA-SW-XX-DR-A-081201;
- Proposed Illustrative Masterplan South Elevation UBS-HBA-SW-XX-DR-A-081202;
- Proposed Illustrative Masterplan West Elevation UBS-HBA-SW-XX-DR-A-081203;
- Proposed Illustrative Masterplan Section AA UBS-HBA-SW-XX-DR-A-081300;
- Proposed Illustrative Masterplan- Typical Floor Plan UBS-HBA-SW-ZZ-DR-A-081101:
- Upper Brook Street Masterplan Non Material Amendment Design Document UBS-HBA-XX-XX-RP-A-080004;
- Illustrative Landscape Masterplan 0983-RFM-XX-00-DR-L-0001-P06;
- Landscape General Arrangement 2 of 2 0983-RFM-XX-00-DR-L-0003-P06;
- Illustrative roof level Masterplan 0983-RFM-XX-00-DR-L-0004-P06;
- Planting Strategy 1 of 3 0983-RFM-XX-00-DR-L-0007-P05;
- Planting Strategy 2 of 3 0983-RFM-XX-00-DR-L-0008-P06;
- Planting Strategy 3 of 3 0983-RFM-XX-00-DR-L-0009-P06;
- illustrative Landscape Sections 3 of 4 0983-RFM-XX-00-DR-L-0010-P04.

Received by the City Council, as Local Planning Authority, on the 27 April 2026

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.

3) The following definitions are applicable in this planning permission as reference on drawing UBS-HBA-SW-00-DR-A-081010 received by the City Council, as Local Planning Authority, on the 27 April 2026 - Plots A1, A2 and A3 -PBSA Buildings with associated landscaping and public realm; - Plots B1, B2 and B3 - Science and

Innovation Buildings with associated landscaping and public realm. Reason - To allow relevant conditions to be discharged on a plot basis. For the avoidance of doubt this is not a phased planning permission pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) a) Prior to the demolition of plot of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the demolition of that plot of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

b) Prior to the commencement of plot of the development (excluding demolition works), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of that plot of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved documents under parts a) and b) above shall be implemented as part of the construction of the relevant plot of the development. In this condition a Local Labour Proposal means a document which includes:

i. the measures proposed to recruit local people including apprenticeships

ii mechanisms for the implementation and delivery of the Local Labour Proposal

iii measures to monitor and review the effectiveness of the Local labour Proposal in

iv. achieving the objective of recruiting and supporting local labour objectives

(c) Within one month prior to construction work for the relevant plot being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) Prior to the commencement of a plot of the development (excluding demolition works), all material to be used on all external elevations of the relevant plot of development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the relevant plot of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area

within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

14) Prior to the commencement of a plot of the development (excluding demolition works), details of the method for piling, or any other foundation design using penetrative methods shall be been submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the development.

The approved details shall then be implemented during the development.

Reason - to ensure that piling does not harm groundwater resources, pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

15) Prior to the commencement of a plot of the development (excluding demolition works), details for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes within the development have been submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include:

-Details of how redundant boreholes are to be decommissioned;

-How any boreholes that need to be retained, post development, for monitoring purposes, will be secured, protected and inspected.

The development shall be implemented in accordance with the details and thereafter retained and maintained in situ.

Reason - To ensure that any potential source receptor pathways are protected and/or appropriately decommissioned thereby ensuring that any risks to controlled water are mitigated pursuant to policies DM1, EN14 and EN18 of the Manchester Core Strategy (2012).

53) a) Prior to the first use of the PBSA plots (A1, A2 and A3) within the development, the five disabled car parking spaces closest to those plots, as indicated on drawings 766-042-WCL-009 PO3, 766-042-WCL-010-PO3, and 766-042-WCL-011-PO3 received by the City Council, as Local Planning Authority, on the 24 November 2023 shall then be implemented, made available and remain in situ for as long as the development remains in use.

b) Prior to the first use of all of the Science and Innovation plots (B1, B2 and B3) within the development, the four disabled car parking spaces closest to those plots, as indicated on drawings 766-042-WCL-009-PO3, 766-042-WCL-010-PO3, and 766-042-WCL-011-PO3 received by the City Council, as Local Planning Authority, on the 24 November 2023 shall then be implemented, made available and remain in situ for as long as the development remains in use.

c) Notwithstanding drawings 766-042-WCL-009-PO3, 766-042-WCL-010-PO3, and 766 042-WCL-011-PO3 received by the City Council, as Local Planning Authority, on the 24 November 2023, in the event any temporary arrangements for the provision of

disabled car parking associated with any of the Science and Innovation plots (B1, B2 and B3) are required for the occupation of individual plots then those details shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to first occupation of the relevant plot. The approved details shall then be implemented as part of the development until the permanent solution contained within part b) of this condition has been implemented and made available in line with the relevant timescales.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

66) Notwithstanding the flood mitigation measures outlined in the Flood Risk Assessment and Drainage Strategy June 2023 WSP and Flood Risk Assessment and Drainage Strategy: Addendum October 2023 WSP received by the City Council, as Local Planning Authority, on the 26 June 2023 and 2 November 2023 respectively, full and final details of the flood mitigation measures for each plot of the development shall be submitted for approval prior to the commencement of the development (excluding demolition works). The approved measure for the development shall be implemented and a verification report confirming the measures have been implemented shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the development.

The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

Date: 26 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA