Turley

18 June 2026

Delivered via Planning Portal

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Development Management Central Core
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Manchester City Council

Dear Lucy,

NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 130387/FO/2021 – THE FORMER GAMECOCK PUBLIC HOUSE, MANCHESTER M15 6GE

On behalf of Curlew Alternatives Eighth Property LP ('the Applicant'), we are pleased to enclose an application for the approval of a non-material amendment to the schedule of approved documents and drawings listed under condition number 2 attached to the full planning permission reference 130387/FO/2021 which concerns the redevelopment of the Former Gamecock Public House, Boundary Lane ('the Site').

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-15019060). The requisite application fee of £309.00 has also been made online.

The application is supported by the below mentioned documents and drawings. Appendix 1 of this letter provides a schedule of where these documents and drawings are intended to replace or supplement those listed as approved on the planning permission:

- Planning Drawing Comparison Document (ref. 10224-SHP-RP-PA10) prepared by SimpsonHaugh
- Planning Drawing List (ref. 10224-Z0-A-B5D8-Z330-SC-XX-001) prepared by SimpsonHaugh
- Context Elevation – Proposed – North Booth St West (drawing ref. 10224-Z0-A-B5D8-G000-EL-EN-001) prepared by SimpsonHaugh
- Context Elevation – Proposed – West Boundary Lane (drawing ref. 10224-Z0-A-B5D8-G000-EL-EW-001) prepared by SimpsonHaugh
- Context Plan - Proposed - Site Plan (drawing ref.10224-Z0-A-B5D8-G000-PL-XX-001) prepared by SimpsonHaugh
- GA Elevation – Proposed – East (drawing ref. 10224-Z0-A-B5D8-G200-EL-EE-001) prepared by SimpsonHaugh
- GA Elevation – Proposed – North – Booth St West (drawing ref. 10224-Z0-A-B5D8-G200-EL-EN-001) prepared by SimpsonHaugh

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- GA Elevation – Proposed – South – Camelford Close (drawing ref. 10224-Z0-A-B5D8-G200-EL-ES-001) prepared by SimpsonHaugh
- GA Elevation – Proposed – West – Boundary Lane (drawing ref. 10224-Z0-A-B5D8-G200-EL-EW-001) prepared by SimpsonHaugh
- GA Plan - Proposed - Ground Floor (Level 00) (drawing ref. 10224-Z0-A-B5D8-G200-PL-00-001) prepared by SimpsonHaugh
- GA Plan - Proposed - Level 01 (drawing ref. 10224-Z0-A-B5D8-G200-PL-01-001) prepared by SimpsonHaugh
- GA Plan - Proposed - Level 02 (drawing ref. 10224-Z0-A-B5D8-G200-PL-02-001) prepared by SimpsonHaugh
- GA Plan - Proposed - Level 03 Typical Plan Type 01 - Levels 03 to 06 (drawing ref. 10224-Z0-A-B5D8-G200-PL-03-001) prepared by SimpsonHaugh
- GA Plan - Proposed - Level 07 (drawing ref. 10224-Z0-A-B5D8-G200-PL-07-001) prepared by SimpsonHaugh
- GA Plan - Proposed - Level 08 (drawing ref. 10224-Z0-A-B5D8-G200-PL-08-001) prepared by SimpsonHaugh
- GA Plan - Proposed – Roof Level (drawing ref. 10224-Z0-A-B5D8-G200-PL-RF-001) prepared by SimpsonHaugh
- GA Section - Proposed - AA - East Facing (drawing ref. 10224-Z0-A-B5D8-G200-SE-AA-001) prepared by SimpsonHaugh

BACKGROUND

Planning permission ref. 130387/FO/2021, approved by Manchester City Council ('MCC') on 13th June 2024, relates to the demolition of the former Gamecock Pub and the redevelopment of the site for purpose built student accommodation and community uses. The development is described on the decision notice as follows:

> *Erection of a part 7, part 9 storey purpose built student accommodation building comprising 146 bed spaces (Sui Generis use class) with ancillary amenity space, a ground floor community hub (proposed for Use Classes F2(b), E(b), E(3), E(f)) and associated landscape works and infrastructure.*

OVERVIEW OF PROPOSED AMENDMENTS

In summary the application seeks to secure amendments to the design of the approved development comprising largely internal changes as a result of the re-configuration of the building core to comply with BS9991:2024 requirements. Detail on the changes is set out below, with accompanying Planning Drawing Comparison Document (ref. 10224-SHP-RP-PA10) prepared by SimpsonHaugh which is submitted alongside this application.

RE-DESIGN OF BUILDING CORE

Since the approval of the planning application, the scheme has been subject to a process of further detailed design development and review, with input from an experienced team of specialist consultants and contractors to accord with the requirements of BS9991:2024.

The primary proposed amendment relates to the redesign of the building cores, including the introduction of an evacuation lift serving Stair 2 to enhance fire safety and accessibility provisions. As a result of this change, a number of associated amendments are proposed. These include the reconfiguration of the core entrance sequence, staff areas, and ground floor back-of-house spaces to accommodate the revised layout. Cycle parking provision has been marginally reduced by two spaces, from 93 to 91, to align with the updated arrangement. The western portion of the floorplate has also been reconfigured to respond to the revised core design. At Level 08, the entrance to the amenity space has been updated to improve accessibility and circulation. In addition, there are minor adjustments to lift overruns, AOV pop-ups, and plant enclosure extents, reflecting the updated building core arrangement and ensuring consistency across the overall design.

ACCOMMODATION MIX

The internal layout of student bedrooms within the building has been revised to align with the above amendments. As a result, there has been a minor adjustment to the unit mix, shown in Table 1. The total number of units remains unchanged at 146.

Currently Consented Mix	Proposed Mix
64no. cluster bedrooms	62no. cluster bedrooms
6no. accessible cluster bedrooms	2no. accessible cluster bedrooms
71no. studio	76no. studio
5no. accessible studio	6no. accessible dtudio

A minor reduction in the proportion of accessible bedrooms and amenity space per student is proposed, decreasing from 1.44 sqm to 1.10 sqm. These changes are considered necessary to enable the continued operation of the building in line with BS9991:2024.

AMENITY RELOCATION

The proposed changes include the relocation of the communications room from its current position adjacent to Stair 2 to a new location adjacent to Stair 1, improving the overall efficiency of the internal layout.

At Level 08, the laundry facility has been repositioned from the east elevation to the west elevation. This amendment responds to the evolving operational requirements of the building while maintaining functional amenity provision for residents.

In addition, the photovoltaic (PV) panel arrangement at roof level has been reconfigured to align with the revised extent of the plant enclosure.

CONCLUSION

Planning Practice Guidance confirms there is no statutory definition of 'non-material', as this is context dependent. It is for the local planning authority to determine whether the proposed changes are non-material in the context of the approved scheme, in accordance with Section 96A of the Town and Country Planning Act 1990.

The application relates to an extant permission (LPA ref. 130387/FO/2021) for a purpose built student accommodation comprising 146 student bedspaces. The proposed amendments arise from the need to comply with BS9991:2024. The Council has also indicated that the changes are capable of being treated as non-material, subject to formal determination following initial discussions held in May 2026.

Overall, the amendments are limited in scope, largely internal or technical, and do not result in any material changes to the approved scheme or its planning impacts. These changes are a result of the need to comply with updated regulations. As such, they are considered to constitute non-material amendments.

We trust sufficient information has been provided in order for the Council to validate the application and progress it to a positive determination. We look forward to receiving formal written notification to this effect in due course.

Yours sincerely



Amelia Kinnin
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Appendix 1: Schedule of Drawing Substitutions

Approved Document Name	Amended Document Name
GA Elevation – Proposed – East (drawing ref. 10224-Z0-A-B5D8-G200-EL-EE-001)	GA Elevation – Proposed – East (drawing ref. 10224-Z0-A-B5D8-G200-EL-EE-001) Rev 03
GA Elevation – Proposed – North – Booth St West (drawing ref. 10224-Z0-A-B5D8-G200-EL-EN-001)	GA Elevation – Proposed – North – Booth St West (drawing ref. 10224-Z0-A-B5D8-G200-EL-EN-001) Rev 04
GA Elevation – Proposed – South – Camelford Close (drawing ref. 10224-Z0-A-B5D8-G200-EL-ES-001)	GA Elevation – Proposed – South – Camelford Close (drawing ref. 10224-Z0-A-B5D8-G200-EL-ES-001) Rev 05
GA Elevation – Proposed – West – Boundary Lane (drawing ref. 10224-Z0-A-B5D8-G200-EL-EW-001)	GA Elevation – Proposed – West – Boundary Lane (drawing ref. 10224-Z0-A-B5D8-G200-EL-EW-001) Rev 05
GA Plan - Proposed - Ground Floor (Level 00) (drawing ref. 10224-Z0-A-B5D8-G200-PL-00-001)	GA Plan - Proposed - Ground Floor (Level 00) (drawing ref. 10224-Z0-A-B5D8-G200-PL-00-001) Rev 05
GA Plan - Proposed - Level 01 (drawing ref. 10224-Z0-A-B5D8-G200-PL-01-001)	GA Plan - Proposed - Level 01 (drawing ref. 10224-Z0-A-B5D8-G200-PL-01-001) Rev 05
GA Plan - Proposed - Level 02 (drawing ref. 10224-Z0-A-B5D8-G200-PL-02-001)	GA Plan - Proposed - Level 02 (drawing ref. 10224-Z0-A-B5D8-G200-PL-02-001) Rev 05
GA Plan - Proposed - Level 02 Typical Plan Type 01 - Levels 02 to 06 (drawing ref. 10224-Z0-A-B5D8-G200-PL-03-001)	GA Plan - Proposed - Level 03 Typical Plan Type 01 - Levels 03 to 06 (drawing ref. 10224-Z0-A-B5D8-G200-PL-03-001) Rev 00
GA Plan - Proposed - Level 07 (drawing ref. 10224-Z0-A-B5D8-G200-PL-07-001)	GA Plan - Proposed - Level 07 (drawing ref. 10224-Z0-A-B5D8-G200-PL-07-001) Rev 03
GA Plan - Proposed - Level 08 (drawing ref. 10224-Z0-A-B5D8-G200-PL-08-001)	GA Plan - Proposed - Level 08 (drawing ref. 10224-Z0-A-B5D8-G200-PL-08-001) Rev 01
GA Plan - Proposed – Roof Level (drawing ref. 10224-Z0-A-B5D8-G200-PL-RF-001)	GA Plan - Proposed – Roof Level (drawing ref. 10224-Z0-A-B5D8-G200-PL-RF-001) Rev 05
GA Section - Proposed - AA - East Facing (drawing ref. 10224-Z0-A-B5D8-G200-SE-AA-001)	GA Section - Proposed - AA - East Facing (drawing ref. 10224-Z0-A-B5D8-G200-SE-AA-001) Rev 04