AshtonHale

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref. PP-15039610)

26th June 2026

Dear Angela

Section 96a Application for Non-Material Amendments to Planning Permission 132214/FO/2021: Full Planning Permission for Residential and Commercial Development at Land South of Chapeltown Street, Manchester.

On behalf of our client, Impact&Places (Iron Works) Limited ('the Applicant'), please find enclosed an application made under Section 96a of the Town and Country Planning Act 1990 (as amended) for non-material amendments to the approved design of planning permission ref. 132214/FO/2021 at land south of Chapeltown Street, Manchester, M1 2WH ('the Site'). Permission was granted on 01 December 2022 for the following description of development:

> *Erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.*

The Proposed Amendments

Development Reconfiguration

Enclosed with this submission is a set of revised plans to supersede those previously approved. The submitted plans are accompanied by a summary design report prepared by Building Design Partnership ('BDP'), dated June 2026. This document also includes a submission schedule detailing which plans are to be superseded.

This application has been brought forward in response to updated fire safety guidance, most notably BS 9991:2024. A review of the approved scheme identified that the existing core arrangement no longer meets current recommendations relating to means of escape and lift lobby protection. As a result, the scheme has been revised to introduce a second staircase, provide protected lift lobbies and strengthen compartmentation within the building core to improve fire safety and evacuation arrangements. These changes are necessary to align the development with current standards.

The revised plans address a series of changes that have been developed to comply with the updated guidance. The Applicant and design team have undertaken an internal reconfiguration, with the key changes summarised as follows:

- ***Core Layout***
  - Addition of second staircase in accordance with BS 9991:2024 recommendations.
  - The internal reconfiguration affects circulation areas and requires an adjusted building core layout.
  - Lift lobbies are appropriately separated in accordance with BS 9991:2024 recommendations, providing enhanced compartmentation and improved protection to escape routes.
- ***Internal Layout***
  - Internal residential layouts have been revised to respond to the updated core configuration.
  - Internal building plant areas have been reorganised to facilitate a coordinated services strategy associated with the core reconfiguration.
  - Commercial units have been replaced by residents' amenity spaces, including a gym, wellness area and co-working area.
- ***Area Provision / Accommodation Distribution***
  - The reconfiguration results in a marginal decrease of approximately 1m² NIA per typical floor, arising from the revised core layout.
  - Commercial units at ground floor level have been replaced by residents' amenity spaces. As a result, the bin storage associated with those units has been removed.
  - These changes ensure an efficient, compliant and deliverable layout and do not give rise to any adverse impacts in planning terms.
- ***Elevation Updates***
  - Window locations remain consistent with the consented scheme.
  - Minor changes are proposed at ground floor level to accommodate the additional escape route for the second staircase, changes to plant spaces, bin and cycle storage, and the replacement of commercial units with amenity spaces.
  - The approved material palette and overall architectural language remain consistent with the consented scheme.
  - The overall building height and typical floor-to-floor heights remain unchanged, except for levels 14 and 15. The FFL for these two levels has been raised by 190mm to allow for a level threshold onto the roof terrace at level 14.

The most significant physical changes occur at ground floor level, where the second staircase, additional lift lobby arrangements and revised circulation spaces are introduced. Plant rooms, cycle storage, bin storage and entrance arrangements have also been adjusted to accommodate the new fire strategy and the conversion of commercial space into residents' amenity uses.

Externally, the amendments are limited in scope. While window positions and limited façade elements have been adjusted to reflect the internal reconfiguration, the overall height, scale, massing and architectural approach remain consistent with the approved scheme, and no material change to the design principles or planning impacts arises.

The proposed design amendments were discussed in a meeting with Manchester planning officers on 23 April 2026. This was subsequently confirmed in writing by yourself, stating that the amendment is considered a non-material amendment.

Description of Development

As a result of the proposed amendments, the consented description of development requires minor wording revisions to reflect the loss of the ground floor commercial units. The intended amendments to the description of development are detailed below:

> *Erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), ~~two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment)~~, multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.*

Condition Amendments

As the Applicant seeks to remove the delivery of the commercial units at ground floor level, this will affect a number of the conditions attached to planning permission ref. 132214/FO/2021. The relevant conditions and suggested wording amendments are outlined in Appendix I, with proposed changes shown in ***bold italics***.

Assessment

Planning Practice Guidance[1] is clear that there is no statutory definition of "non-material" and it is dependent on the context of the overall scheme. The summary table at Annex A[2] states that the Local Planning Authority, when considering if the amendment is material, "must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted".

The proposed amendments will not require the reassessment of any additional information or environmental impacts. Therefore, as agreed, the "effect of the change" is not considered to be material, and it is on this basis that AshtonHale has submitted this application as a non-material amendment to the current planning permission.

I trust the above is in order and look forward to receiving confirmation that the application has been validated. Should you require any additional information to progress the application, please contact me.

Yours sincerely,



[1] Paragraph: 002 Reference ID: 17a-002-20140306, Revision date: 06 03 2014
[2] Accessible via: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/864175/Annex_flexible_options.pdf

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Appendix I

Proposed Condition Wording Amendments

Condition 2

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

(a) Site Location Plans BDP-FRS-XX-XX-DR-A-000010 P02 and ~~BDP-FRS-XX-XX-DRA-200010 P02~~ ***070FER-BDP-ZZ-ZZ-DR-A-00203****;*

(b) Dwgs ~~BDP-FRS-XX-00-DR-A-200211 P08~~ ***70FER-BDP-XX-00-DR-A-20200****, ~~BDP-FRS-XX-01-DR-A-200211 P09~~* ***070FER-BDP-XX-01-DR-A-20200****, ~~BDP-FRS-XX-02-DR-A-200211 P09~~* ***070FER-BDP-XX-02-DR-A-20200****, ~~BDP-FRS-XX-04-DR-A-200211 P01~~* ***070FER-BDP-XX-04-DR-A-20200****, BDP-FRSXX-12-DR-A-200211 P09, ~~BDP-FRS-XX-13-DR-A-200211 P09~~* ***070FER-BDP-XX-13-DR-A-20200****, ~~BDP-FRS-XX-14-DRA-200211 P10~~* ***070FER-BDP-XX-14-DR-A-20200****, ~~BDP-FRS-XX-15-DR-A-200211 P08~~* ***070FER-BDP-XX-15-DR-A-20200****, BDP-FRS-XX-XX-DR-A-220301 P08, BDP-FRS-XX-XX-DR-A-220302 P06, ~~BDP-FRS-XX-ZZ-DR-A-020002 P10~~* ***070FER-BDP-ZZ-ZZ-DR-A-02700****,* ***070FER-BDP-ZZ-ZZ-DR-A-02701*** *BDPFRS-XX-ZZ-DR-A-020003 P10 and BDP-FRS-XX-00-DR-A-910211 P02 ,*

(c) ~~Dwgs BDP-FRS-XX-XX-DR-A-201111 P03~~ ***070FER-BDP-XX-ZZ-DR-A-20310****, ~~BDP-FRS-XX-XX-DR-A-201112 P03~~* ***070FER-BDP-XX-ZZ-DR-A-20311****, ~~BDP-FRS-XX-XX-DR-A-201113 P03~~* ***070FER-BDP-XX-ZZ-DR-A-20312****, ~~BDP-FRS-XX-XX-DR-A-201114 P03~~* ***070FER-BDP-XX-ZZ-DR-A-20313****, ~~BDP-FRSXX-XX-DR-A-202001 P04~~* ***070FER-BDP-XX-ZZ-DR-A-20400****, ~~BDP-FRS-XX-XX-DR-A-202101 P04~~* ***070FER-BDP-XX-ZZ-DR-A-20410****, ~~BDP-FRS-XX-XX-DRA-202102 P04~~* ***070FER-BDP-XX-ZZ-DR-A-20411****, BDP-FRS-XX-XX-DR-A-212101 P02, BDP-FRS-XX-XX-DR-A-212102 P02, BDP-FRS-XX-XX-DR-A-212103 P02, BDP-FRS-XX-XX-DR-A-212120 P02, BDPFRS-XX-XX-DR-A-213001 P02 and BDP-FRS-XX-XX-DR-A-213002 P02;*

(d) Dwgs 0883-RFM-XX-ZZ-DR-L-0001-S2 P06, 0883-RFM-XX-ZZ-DR-L-0002-S2 P06, and Dwg S21645-U 01 (Utility Survey)

(e) Sections 3.1, 3.2, 3.5, 4.0 and 6.0 of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021;

(f) Zerum e-mail dated 25-02-22 in relation to Disabled access and Accessible Apartments;

(g)Waste Storage and Management (Residential and Commercial) as set out in Section 4.3 of of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A000022 Revision P02 30 November 2021 and Zerum e-mail dated 02-03-22;

(h) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version VERSION B: 4th November 2021 REFERENCE: 2021/0505/CIS/01 and measures set out on P8 and 9 of Zerum's letter dated 18-01-22.

(i) Archaeological Desk-Based Assessment Chapeltown Street Manchester , by ARS Report N o : 2 0 2 1 / 1 6 7 stamped as received by the City Council on 11-11-2021;

(j) Inclusions of measures and targets set out ENVIRONMENTAL STANDARDS STATEMENT DECEMBER 2021 REF: 2021.259 by Element Sustainability stamped as received by the City Council on 11-11-2021;

(k)Implementation of Broadband installation in accordance with the GTech Surveys Limited, Broadband Connectivity Assessment Ferrous 28/10/2021 stamped as received by the City Council on 11-11-2021;

(l) Fire Statement - TCFS001.2 Project: Ferrous, Manchester Subject: Fire Statement Date: 1 November 2021 by Fire Design Consultants stamped as received by the City Council on 11-11-2021 and response within p3&4 of Zerum's letter dated 18-01-22;

(m) Air Quality Assessment, Chapeltown Street, Manchester, Client: Capital & Centric (Nineteen) Ltd, Reference: 4829r1, Date: 19th October 2021 by Redmore environmental stamped as received by the City Council on 11-11-2021;

(n)Flood Risk Assessment for Ferrous at Chapeltown Street, Manchester Feb 2022 by WML consulting stamped as received by the City Council on 22-02-2022;

(o) TV reception survey prepared by GTech Surveys Limited, Television and Radio Reception Impact Assessment Ferrous 28-10-22 stamped as received on 11-11-21;

(p) EXTENDED PHASE 1 HABITAT SURVEY, FERROUS, CHAPELTOWN STREET, MANCHESTER, Oct 2021 by Rachel Hacking Ecology stamped as received on 11-11- 21;

(q) Transport Assessment and Travel Plan, prepared by SK Transport Ref 211027/SK22133/TS01(-01) stamped as received on 11-11-22.

(r) Daylight and Sunlight, Impact on Neighbouring Properties Ferrous, Chapeltown Street, Manchester dated 29-11-22 stamped as received on 29-11-21;

(s) Phase 1 Desk Study and Preliminary Geo-environmental Assessment, WML Consulting, Reference 9861G-WML-XX-ZZ-RP-G-0001, dated 14 October 2021 stamped as received on 11-11-21;

(t) Townscape and Visual Appraisal, Ferrous, Chapeltown Street, Manchester Version 2, March 2022, INF N0855 V2 stamped as received on 02-03-22;

(u)Ferrous, Chapeltown Street, Manchester Energy Statement by jh partners, Reference 1315/R/ME/ES, dated 22nd October 202 stamped as received on 11-11-21;

(v) FERROUS, CHAPLETOWN STREET, MANCHESTER - PROPOSED RESIDENTIAL DEVELOPMENT, NOISE IMPACT ASSESSMENT by Hepworth Acoustics, Reference P21-127-R01v4, dated November 2021 stamped as received on 11-11-21;

(w) Heritage Statement, Ferrous - Chapeltown Street, Manchester, Capital & Centric Ltd, October 2021 by Graeme Ives Heritage Planning; and

(x) WIND MICROCLIMATE, ASSESSMENT REPORT, Ferrous, Manchester by GIA dated 09-12-21 stamped as received on 14-12-21;

(y) Design and Access Statement - Non-material amendment, 070FER-BDP-XX-XX-RP-A-20900_P01

Condition 14

Prior to occupation of:

(a) The residential accommodation; and

~~(b)The ground floor commercial units~~

*(**b** ~~c~~) The Pavilion*

a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Condition 16

*Notwithstanding the recommendation within the Noise Impact Assessment by Hepworth's Acoustics, Report No: P21-127-R01v4, dated November 2021, before **the use of the Pavillion or any ground floor amenity space***

~~(a) each of the ground floor commercial uses; or~~

~~(b) use of the Pavilion;~~

*commences a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise transfer from **the Pavillion or the ground floor residential amenity spaces, including any gym use,** ~~these units~~ to the residential accommodation ~~above~~ shall be submitted to and approved in writing by the City Council as local planning authority.*

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

*(**b** ~~c~~) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.*

Condition 17

*Before ~~any use of each~~ **the** of ~~(a) the ground floor commercial uses and (b)~~ the Pavilion hereby approved commences details of the proposed opening hours shall be submitted to and*

approved in writing by the City Council as local planning authority. The unit~~s~~ shall be not be operated outside the hours approved in discharge of this condition.

Condition 18

Final details of the method of extraction of any fumes, vapours and odours from any kitchen within~~: (a) each ground floor commercial unit; and (b)~~ the Pavilion shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Condition 35

*In the event that ~~any of the (a) commercial units and (b)~~ **the** Pavilion as indicated on drawing **070FER-BDP-XX-00-DR-A-20200** ~~BDP-FRS-XX-00-DR-A-200211 P08 (stamped as received by the City Council on 11-11-21)~~ ~~are~~ **is** occupied as ~~an~~ restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to ~~their~~ **its** first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:*

- *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)*
- *Details of a Dispersal Procedure*
- *Mechanism for ensuring windows and doors remain closed after 9pm*
- *Details of management of storage of any external freestanding furniture*

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Condition 38

*Prior to the first occupation of the residential element, the ~~68~~ **72** cycle parking places proposed at ground floor and additional spaces within each apartment (as detailed within section 4.4 of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XXRP-A-000022 Revision P02 30 November 2021); and the visitor parking and covered shelter shall be implemented in accordance with drawings **070FER-BDP-XX-00-DR-A-20200, 070FER-BDP-XX-01-DR-A-20200, 070FER-BDP-XX-02-DR-A-20200, 070FER-BDP-XX-04-DR-A-20200, 070FER-BDP-XX-12-DR-A-20200, 070FER-BDP-XX-13-DR-A-20200, 070FER-BDP-XX-14-DR-A-20200** ~~BDP-FRS-XX-00-DR-A200211 PO8~~, ~~BDP-FRS-XX-01-DR-A-200211 P09~~ , ~~BDP-FRS-XX-02-DR-A-200211 P09~~, ~~BDP-FRS-XX-04-DR-A-200211 PO1~~, ~~BDP-FRS-XX-12-DR-A-~~*

~~200211 P09~~, ~~BDPFRS-XX-13-DR-A-200211 P09~~, ~~BDP-FRS-XX-14-DR-A-200211 P09~~ and 0833-RFMXX-DR-L-00010-S2 PO6 stamped as received by the City Council, as Local Planning Authority, on the 14th December 2021 and thereafter retained and maintained in situ.

Condition 44

Waste Storage and Management shall be implemented in accordance with the following:

Waste Storage and Management (Residential and Commercial) as set out in Section 4.3 of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A000022 Revision P02 30 November 2021 and Zerum e-mail dated 02-03-22;

*The above approved scheme shall be implemented prior to the first occupation of each of: (a) the residential element; ~~(b) the ground floor commercial units~~ and (**b** ~~c~~) the Pavilion and shall remain in situ whilst the development is in operation.*