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 130387/FO/2021 to make internal and external reconfigurations resulting from the introduction of an evacuation lift, including changes to internal layouts, cycle parking, accommodation mix and roof top lift overruns, vents and plant enclosure.

Location:

The Gamecock Boundary Lane Manchester M15 6GE

Application reference:

OTH-2026-000740

Applicant:

Curlew Alternatives Eighth Property LP

Date of application:

19 June 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:
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It should be noted that this decision does not supersede the decision notice attached to planning permission 130387/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130387/FO/2021 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

1) The proposal seeks amendments to the approved drawings in order to incorporate an evacuation lift to enhance fire safety and accessibility provisions in accordance with the requirements of BS9991:2024, resulting in amendments to the internal layouts, including the reduction of cycle parking spaces from 93 to 91, and amendments to the external elevations, including the introduction of a lift overrun, vent pop-ups and an increase in the plant enclosure.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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

10224-Z0-A-B5D8-G000-XP-00-001 Context Plan - Existing - Application Location and Ownership Extent

10224-Z0-A-B5D8-G000-XE-EN-001 Context Elevation - Existing - North - Booth St West

10224-Z0-A-B5D8-G000-XE-EW-001 Context Elevation - Existing - West - Boundary Lane

10224-Z0-A-B5D8-JC20-XP-XX-001 Demolition Plan

10224-Z0-A-B5D8-G000-PL-XX-001 Context Plan - Proposed - Site Plan

10224-Z0-A-B5D8-G200-PL-00-001 Rev 05 GA Plan - Proposed - Ground Floor (Level 00)

10224-Z0-A-B5D8-G200-PL-01-001 Rev 05 GA Plan - Proposed - Level 01

10224-Z0-A-B5D8-G200-PL-02-001 Rev 05 GA Plan - Proposed - Level 02

10224-Z0-A-B5D8-G200-PL-03-001 Rev 00 GA Plan - Proposed - Level 03 Typical Plan Type 01 - Levels 03 to 06

10224-Z0-A-B5D8-G200-PL-07-001 Rev 03 GA Plan - Proposed - Level 07

10224-Z0-A-B5D8-G200-PL-08-001 Rev 01 GA Plan - Proposed - Level 08

10224-Z0-A-B5D8-G200-PL-RF-001 Rev 05 GA Plan - Proposed - Roof Level

10224-Z0-A-B5D8-G000-EL-EN-001 Context Elevation - Proposed - North - Booth St West

10224-Z0-A-B5D8-G000-EL-EW-001 Context Elevation - Proposed - West - Boundary Lane

10224-Z0-A-B5D8-G200-EL-EN-001 Rev 04 GA Elevation - Proposed - North - Booth St West

10224-Z0-A-B5D8-G200-EL-EE-001 Rev 03 GA Elevation - Proposed - East

10224-Z0-A-B5D8-G200-EL-ES-001 Rev 05 GA Elevation - Proposed - South - Camelford Close

10224-Z0-A-B5D8-G200-EL-EW-001 Rev 05 GA Elevation - Proposed - West - Boundary Lane

10224-Z0-A-B5D8-G200-SE-AA-001 Rev 04 GA Section - Proposed - AA - East Facing

10224-Z0-A-B5D8-G251-DE-00-001 Facade Details - Typical Curtain Walling - Level 00

10224-Z0-A-B5D8-G251-DE-XX-001 Facade Details - Typical Lower Volume

10224-Z0-A-B5D8-G251-DE-XX-002 Facade Details - Typical Upper Volume

10224-SHP-RP-DAS Design and Access Statement N/A 02

10224-SHP-RP-PA09 Planning Drawing Comparison Document - June 2023 & August 2023 N/A P02

Received 20 September 2023

Environmental Standards Statement prepared by Turley dated August 2023

Fire Safety Strategy prepared by Hydrock dated 1 September 2023

Overheating Assessment prepared by Amber dated March 2022

Noise Impact Assessment prepared by Apex Acoustics dated 30 August 2023

Waste Management Strategy prepared by Simpson Hough dated August 2023

Transport Statement prepared by Eddisons dated August 2023

Received 26 September 2023

Crime Impact Statement (document ref. 2007/1181/CIS/02), produced by Greater Manchester Police

Updated Economic Benefits Infographic, produced by Turley Economics

Wind Microclimate Assessment (Version 1), produced by Wardell Armstrong

Daylight Sunlight and Overshadowing Report (Version 4), produced by Point 2

Received 26 August 2022

Flood Risk Assessment and Drainage Strategy 20049.00.00.D100 Rev 2 Shear Design

Preliminary Geoenvironmental Assessment 1909009.001B Parts 1 -3 Tweedie Evans Consulting

Bat Survey prepared by Middlemarch Environmental Ltd reference RT-MME-153624-03 Appraisal RT-MME-153624-01 Rev B; Gamecock Preliminary Bat Roost Assessment RT-MME-153624-02 Rev B Middlemarch Environmental Ltd

Ecology Assessment and Bat Roost Assessment Gamecock Preliminary Ecological

Arboricultural Impact Assessment v5 Amenity Tree Care

Wakefield Townscape and Visual Impact Assessment 210423 Turley

Signal Survey, TV+ Radio Reception Impact Assessment / Broadband Connectivity

Gamecock Television and Radio Reception Impact Assessment v0.1 GTech Surveys

Summary Evidence of Student Need Gamecock Evidence of Need Report 06.04.21

Planning and Tall Building Statement Gamecock Planning Statement Turley

Air Quality Assessment Gamecock Air Quality Assessment V3AQ051800 Karius Ltd

Gamecock Archaeological Assessment v1.1 Salford Archaeology

Demolition Method and Environmental Management Plan Gamecock

Statement Turley Flood Risk Assessment / Drainage Strategy Gamecock

Green and Blue Infrastructure Statement Gamecock Green and Blue Infrastructure Statement 3661 502 TPM LANDSCAPE LTD

MACH Acoustics Ltd Phase 1 Geo-Environmental Assessment Gamecock Ltd

Statement of Community Involvement Gamecock Statement of Community Involvement V3 Cratus Communications Ltd

Student Management Plan Gamecock Student Management Plan v2 Host. Cushman

and Transport Statement / Travel Plan Assessment V2.1 Wardel Armstrong LLP

Demolition Construction Management Plan P-1628 Rhomco

Note on Flood Risk Comment

Received 13 May 2021

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.

Date: 16 July 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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