22 July 2026
Delivered via Planning Portal

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Planning, Building Control and Licensing
Growth and Development
Manchester City Council
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Dear Sue,

466-472 MOSS LANE EAST MANCHESTER – AMENDEMENTS TO LISTED BUILDING CONSENT REF. 143607/JO/2025

On behalf of Alumno Group ('the applicant'), I am pleased to enclose an application for amendments to the consented purpose-built student accommodation scheme ('PBSA') at 466-472 Moss Lane East (143607/JO/2025) involving the demolition and rebuilding of internal walls at 466 and 468 Moss Lane East (a grade II listed building) due to structural defects unknown at the point of the submission and determination of the original application and subsequent Section 19 applications. The application is made pursuant to the provisions of Section 19 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) and requires a variation to the schedule of approved drawings listed under condition no. 2.

The application is submitted via the Planning Portal (ref. PP-15095560) and is accompanied by the following documents in addition to a suite of supporting drawings as set out under Appendix 1:

- Structural Engineers Report (letter from Will Rudd Ltd, dated 19 June 2026)
- Walls Schedule prepared by GMI
- Method Statement prepared by GMI
- Photographic Record prepared by GMI

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by Manchester City Council ('the Council') on 24th November 2023 for development in line with the following description:

> "*Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with*

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link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

"*Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation*".

The above consents have been succeeded by two variations of condition applications each. Regarding amendments to the listed building consent these have comprised:

- Application ref. 139660/JO/2024 approved on 30th July 2025 which secured amendments to the internal layout and widening of the link corridor connecting to the new-build component of the Proposed Development in order to ensure adherence to Building Regulations accessibility standards

- Application ref. 143607/JO/2025 approved on 16th April 2026 which updated the schedule of works to existing windows, the building's ventilation strategy and introduced modifications to the roof structure and lighting protection features.

Proposed Amendments

The proposed amendments to the listed building consent are restricted to the interior of the listed building and the rebuilding of internal walls which have been identified as being of structural concern during soft strip/construction works due to:

- The single brick thickness of the walls which are insufficient to carry a structural load.
- Lack of tying at wallhead and to perpendicular walls.
- Previous infill completed at a very poor standard which raises fire/acoustic concerns.
- Failed results of mortar testing.
- Poor condition of existing bricks.
- Potential for movement during the consented works due to the overall poor condition of the walls.

The retention of historic fabric either by in-situ repairs or salvaging material has been explored by the Structural Engineer who advised:

"…a desktop review was undertaken to investigate whether any of the walls could be retained by structural strengthening as part of remedial works. Possible methods of strengthening could involve (any, if not all) the following, installing windposts, remedial ties and repointing all the mortar. The nature of the repair work would involve propping all the walls until all windpost installations, drilling, fixing and repointing was complete. Given the significant structural works and the risk of any potential structural movement and vibration during the works, the conditions on site prevented this…"

To rebuild the wall using a single thickness traditional brick would not provide the structural support required and therefore a 140mm block is proposed. At the second floor, due to the reduced floor to ceiling height, a smaller 100mm thickness brick can be utilised which would achieve the same thickness as the original wall.

The proposed amendments do not involve any alterations to the exterior of the listed building or to the scale, mass, height or overall architectural character, materiality and tonality of the proposed extension.

Impact of the Proposed Amendments

The Heritage Statement for the original application concluded the Proposed Development will cause a moderate degree of less than substantial harm to the significance of grade II listed 466 and 468 Moss Lane East. It states at paragraphs 5.28-5.30:

"There are positive and negative aspects to the proposed listed building works. There is harm arising from the insertion of the lift shaft and smoke riser and in the creation of a limited number of connections between the two dwellings. However, when this is balanced with the benefits of opening up the floorplan to align with the historic arrangement more closely, the reinstatement of suitable features and the replacement of blocked or UPVC windows, it is considered that harm has been reduced to a very minor level.

The development of the new building would cause harm to the significance of the listed building as a result of the connection made, reduction in the spaciousness of its setting and in the impact of its increased scale, mass and height. The design team has sought to reduce this harm through the design and materials of the Proposed Development.

The relationship between the listed building and the non-designated heritage asset [470 and 472 Moss Lane East], as a component of its setting and as part of a wider Victorian townscape lining the southern edge of Whitworth Park, would also be diminished."

Amendments consented via the two s19 applications identified above, were concluded not to affect the overall conclusion of a moderate level of 'less than substantial harm' to the significance of the listed building.

The Heritage Statement concluded that the listed building derives little significance from its interior as it has been so heavily altered. What significance there is, is drawn from the surviving elements of the building's original internal configuration, which is appreciable in the entrance halls and the staircases and also in the division of the space into separate standalone villas. The asset's significance principally resides in the architectural interest of its classically designed primary elevation.

The current proposed changes will result in the loss of historic fabric; however the affected walls are not elements which directly contribute to the special architectural interest of 466 and 468 Moss Lane East and its reasons for designation as a grade II listed building. The walls will be rebuilt in their current location and in that regard will not affect the ability to appreciate the historic arrangement of the listed building, which was previously identified as a positive aspect of the development. The historic arrangement is also recorded through the listed building consent applications and associated Heritage Statement.

During soft strip works, four chimney breasts (two at the ground floor and two smaller ones at the first floor) not previously identified or included on drawings were revealed. This includes the hearth, fireplace opening and lintels but no fireplaces or other features. Their value lies therefore in the contribution they make to understanding the historic layout and arrangement of the two properties rather than in their architectural interest, which is negligible. It is proposed that the chimney breasts on the ground floor are retained and incorporated into the design and layout of the relevant rooms which are meeting/collaboration spaces. On the first floor, the chimney breasts are located in rooms identified for accessible studios. The space requirements for the two accessible rooms could not be achieved if these two chimney breasts were retained. Given the very limited historic and architectural value of the

chimney breasts, it is therefore proposed that the two at first floor level are removed to ensure accessible accommodation is compliant and planning commitments in this regard are met.

The loss of fabric is greater than as consented but, for the reasons set out above has a negligible effect overall on the impact to the significance of the listed building. It is justified by the structural advice as summarised above and with regards to the removal of chimney breast, the need to deliver accessible units. The overall level of harm identified in the original Heritage Statement (a moderate degree of less than substantial harm to the significance of grade II listed 466 and 488 Moss Lane East) would not be altered as a result of the proposed amendments. The level of harm to the significance of the listed building therefore remains 'less than substantial' in NPPF terms and Paragraph 215 of the NPPF is engaged.

The public benefits presented by the consented scheme remain valid and are sufficient to outweigh the harm identified above. The benefits include:

- Contribution to meeting a pressing need for additional high quality PBSA in Manchester and the role this plays in ensuring the city's higher education establishments can continue to attract the very best talent
- Alleviated pressure on traditional housing stock
- C. £25 million in terms of investment value
- Boost to the local retail and leisure economy
- Reinstatement of original windows within the listed building
- Commitment to a local benefit charter

The proposed drawing substitutions relating to the listed building consent are set out under **Appendix 1**.

Summary

In summary the proposed amendments are limited to the rebuilding of a series of internal walls, justified due to structural concerns and the removal of two chimney breasts at first floor level, required to deliver the consented scheme and the agreed number of accessible studios.

The proposed amendments would as discussed not give rise to any substantially greater degree of impact than the consented scheme, with the magnitude of harm considered to remain at a moderate level of less than substantial and outweighed by the public benefits presented. The Council can therefore be satisfied in granting permission that the statutory duty of s.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been met.

I trust that the above is in order for you to validate and determine the applications, but please do let me know if you have any specific questions.

The applicant would appreciate a swift determination of the application due to the implications of the unexpected structural issues on the programme which has associated implications for the security and protection of the listed building. Until the spine wall is structurally stable, works to the roof structure to make the building watertight cannot take place, making the building vulnerable to water ingress. In addition, as a purpose-built student accommodation development completion is required to align with the academic year. If that deadline is missed, the listed building could be vacant for up to one year.

Yours sincerely



Appendix 1: Schedule of Drawing Substitutions – Listed Building Consent

* Drawings marked by an asterisk have been previously submitted to and assessed by the Council however are (erroneously) excluded from the schedule of approved drawings on the most recent listed building consent pertaining to the Proposed Development (143607/JO/2025) – notably all internal general arrangement drawings.

Approved Drawing Name	Approved Drawing Ref	Amended Drawing Name	Amended Drawing Ref
Demolition Basement Plan*	2027-SBA-01-01B-D-A-00209	Demolition Basement Plan	2027-SBA-01-01B-D-A-00209 P02
Basement Plan Proposed*	2027-SBA-01-01B-D-A-00109	Basement Plan Proposed	2027-SBA-01-01B-D-A-00109 P02
Demolition Ground Floor Plan*	2027-SBA-01-00-D-A-00210	Demolition Ground Floor Plan	2027-SBA-01-00-D-A-00210 P02
Ground Floor Plan Proposed*	2027-SBA-01-00-D-A-00110	Ground Floor Plan Proposed	2027-SBA-01-00-D-A-00110 P02
Demolition Level 1 Plan*	2027-SBA-01-01-D-A-00211	Demolition Level 01 Plan	2027-SBA-01-01-D-A-00211 P02
Level 1 Plan Proposed*	2027-SBA-01-01-D-A-00111	Level 01 Plan Proposed	2027-SBA-01-01-D-A-00111 P02
Demolition Level 2 Plan*	2027-SBA-01-02-D-A-00212	Demolition Level 02 Plan	2027-SBA-01-02-D-A-00212 P02
Level 2 Plan Proposed*	2027-SBA-01-02-D-A-00112	Level 02 Plan Proposed	2027-SBA-01-02-D-A-00112 P02
Section AA – Demolition*	CS-1094_MLE-EX-260	Section AA – Demolition	2027-SBA-02-ZZ-D-A-00210 P02
Section AA – Proposed*	CS-1094_MLE-EX-200	Section AA – Proposed	2027-SBA-02-ZZ-D-A-10210 P02
Section BB - Demolition	2027-SBA-02-ZZ-D-A-01211 P02	Section BB - Demolition	2027-SBA-02-ZZ-D-A-01211 P03
Section BB - Proposed	2027-SBA-02-ZZ-D-A-10211 P02	Section BB - Proposed	2027-SBA-02-ZZ-D-A-10211 P03

Furthermore, it is requested that the following drawings be listed as approved under condition 1 having been similarly erroneously omitted. To allow for future ease of reference, it is requested that all drawings and reports pertaining to the accompanying planning permission be omitted from the listed building consent decision notice.

- Existing Basement Plan (2027-SBA-01-01B-D-A-00009)
- Existing Ground Floor Plan (2027-SBA-01-00-D-A-00010)
- Existing Level 1 Plan (2027-SBA-01-01-D-A-00011)
- Existing Level 2 Plan (2027-SBA-01-02-D-A-00012)

- Existing Roof Plan (2027-SBA-01-RF-D-A-00013)
- Roof Plan Proposed (2027-SBA-01-RF-D-A-00113 P03) – this is referenced albeit with an incorrect revision number