July 2026
Section 73 Of The Town And Country Planning Act 1990 (As Amended)
Application to Vary Conditions 2, 6, 8, 9, 10, 12, 14, 18 and 23 Attached to Planning Permission Reference 140907/FO/2024
Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Application By Stack (Manchester) Limited

Key Changes Document

1.0 Introduction

1.1 This Key Changes Document is submitted by Savills (UK) Limited on behalf of Stack (Manchester) Limited in relation to the above planning application. The Document provides details of the key changes arising from the original development granted under Permission Reference 140907/FO/2024.

1.2 The layout and appearance of the proposed development have been updated to reflect water main and electrical cable easements. The layout has therefore been designed in accordance with the requirements of these statutory undertakers. This has resulted in reducing the number of bars and food stalls and relocating the stage and seating areas and the external elevation layout has been reconfigured to reflect new access points and the way that internal uses will present. Whilst amendments are proposed:

1. There are no changes to the approved use;
2. The overall development concept retained;
3. There are no material changes to highways impacts;
4. No material changes to amenity impacts will arise;
5. No material changes to servicing requirements is required;
6. Active frontages are retained; and
7. The design strategy and approach to appearance is retained.

2.0 Key Changes

2.1 The key changes are described as follows:

1. The internal reorganisation of the ground floor as follows:

    a. The north western corner layout remains broadly the same, but with one the retail units facing onto Oxford Road becoming a food unit (labelled Food 1). New tables

and chairs will also be located around the existing trees that are maintained in this area.

b. The two entrances on the western elevation with Oxford Road are consolidated into a single central entrance. This removes Food units 9, 17 and 18 that were located internally in the area where the new entrance accesses the floorspace. The seating area out onto Oxford Road from Food 9, is also removed to enable the provision of the entrance.

c. In addition on the western elevation, the coffee shop is relocated northwards, with a seating area onto Oxford Road still maintained, and a new escape lobby is proposed to the south west corner of the floorspace.

d. The layout on the southern elevation from the escape lobby through to two food units and a bar / cellar remain consistent with the approval, but then approved Bar 2 is replaced internally with a male WC. The approved male WC and glass wash in the in the south eastern corner is replaced by a female WC and freezer room. The approved refuse store in the south eastern corner is replaced by a keg store and a general store (labelled Store 1).

e. The female WC (and now proposed plant room and office) replace the location of the approved stage, which is brought forwards into a central point of the floorspace, with seating an table provision located directly in front of it in a central area of the development.

f. Large area of the north eastern corner of the development are kept free to allow for access rights to the infrastructure. The north eastern corner now houses the relocated refuse store, with two trees also planted to the rear and four parking spaces proposed adjacent. This replaces approved Bar 1, Food units 1, 2, 5, with unit 6 also being removed to allow for new seating in front of the stage.

g. At first floor level, the containers located and food / drink offering that was located along the north western corner and northern elevation has been removed. The first floor level is now located solely on the southern side of the building footprint, comprising an enhanced level of food provision in this area, along with male and

female WCs and back of house office areas. Tables and chairs are also provided at first floor level looking out over the central courtyard and stage.

2. As a consequence of the internal reorganisation, the following elevation changes are required:

    a. The Oxford Road elevation maintains the design approach of the original approval, including substantial glazed areas to promote active frontages, but the main entrance is now proposed to be single story with a STACK branded sign above. The goalpost approach to the previously approved access point is removed. In addition, the teepee tent style structures in the north western corner are also removed.

    b. The design of the southern elevation continues to mimic the approved position, but with slight changes to the branding to reflect the STACK corporate branding on the side of the containers and façade external container door structure provided to break up the long container-like appearance.

2.2 Overall, the changes result in a reduction in Food stall provision from 18 as approved to eight and a reduction in bars from seven to four. The first floor is also condensed onto the southern side of the building.

2.3 Whilst the changes proposed are required due to infrastructure maintenance requirements, the overall development, appearance and design remain consistent with the earlier approval in providing a food and beverage market hall designed to shipping container branding. It is consistent with that which already exists at the site and has already been approved under the more recent permission. We conclude that the amended scheme and land use proposed remain appropriate for this location in Manchester City Centre and will ensure the positive and creative re-use of an underutilised space under the A57(M) to the benefit of vibrancy and activity in this part of Oxford Road.

2.4 Accordingly, the proposed amendments do not materially alter the planning conclusions reached in grant Permission Reference 140907/FO/2024.

savills