

18 June 2021

**Delivered by email**

Ms Jennifer Atkinson  
Manchester City Council  
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Town Hall  
Albert Square  
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Ref: UNIM3009

Dear Jennifer

**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 124472/FO/2019 – KINCARDINE COURT,  
MANCHESTER**

Further to our recent discussions, I have pleasure in enclosing an application for a series of non-material amendments to the above planning permission submitted on behalf of my client Unite Students pursuant to Section 96a of the Town and Country Planning Act 1990.

As you aware, planning permission for the following form of development at the above site was approved by Manchester City Council in August 2019:

*Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank*

Unite Students has undertaken a review of the approved scheme and has identified a requirement to make some changes to the mix and format of accommodation proposed to ensure the scheme can adequately meet market demand. As outlined in the original planning submission, this asset is popular with returning (2nd year onwards) and post-graduate students rather than first years. As part of a recent review of the property, Unite consider that this will continue to be the case in the context of its extension as proposed. Reflecting this, and to ensure that the scheme can continue to operate in this manner, Unite has identified a need to reduce the size of some of the cluster flats as permitted through planning permission 124472/FO/2019.

It therefore proposed that the consented ten bed and seven bed cluster flats are replaced with smaller clusters and studios. This will provide a mix and format of accommodation which is better suited to the development's target market. We also consider this to have benefits in ensuring that the scheme can offer an attractive alternative to HMOs which are predominantly occupied by returning students. The

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overall effect of this proposed change is that the number of bedrooms as consented will be reduced from 100 to 92.

The changes are summarised as follows:

- 10-bed clusters - reduced from 3 to 0
- 7-bed clusters - reduced from 2 to 0
- 6-bed clusters - increased from 4 to 7
- 5-bed clusters - increased from 1 to 3
- 4-bed clusters - no change (4 no)
- Studios - increased from 11 to 19

The changes as proposed are reflected in the enclosed suite of plans as follows:

- Proposed Level 00 GA Plan (Ref 04-000 Rev P05)
- Proposed Level 01 GA Plan (Ref A-04-001 Rev P04)
- Proposed Level 02 GA Plan (Ref A-04-002 Rev P04)
- Proposed Level 03 GA Plan (Ref A-04-003 Rev P04)
- Proposed Level 04 GA Plan (Ref A-04-004 Rev P04)
- Proposed Level 05 GA Plan (Ref A-04-005 Rev P04)
- Proposed Roof GA Plan (Ref A-04-006 Rev P03)

These plans are proposed to supersede approved plan references -04-000 Rev P04; A-04-001 Rev P03; A-04-002 Rev P03; A-04-003 Rev P03; A-04-004 Rev P03; A-04-005 Rev P03; A-04-006 Rev P03 (as listed in Condition 2) for the purpose of implementation and delivery of this planning permission.

As we have discussed, the proposed changes affect the internal arrangement of the development as consented only. The external aspects of the scheme and the elevations would be unaffected by the proposed change in mix and all other plans previously approved would remain unchanged. Further these changes have no impact on the commitment to the improvements to the adjacent resident car parking area which are wholly unaffected.

These changes are intended to ensure the scheme can be viably delivered in the short term. Subject to the Council's approval of these revisions, Unite's current draft timetable for delivery will see initial works started on site in the summer with a view to completing the development for opening in September 2022. I should stress this is provisional at this stage. Once confirmed, I will be able to provide further clarification as to when, within the programme, Unite would expect to deliver the car parking improvements, though clearly this will be subject to more detailed design works and programme refinement.

I trust you have all the information required to confirm this amendment to the consented scheme. Please do not hesitate to contact me if you require anything further at this stage.

Yours sincerely



Andrew Bickerdike  
**Director**

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