

13 April 2022

FAO Lucy Harrison
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Lucy,

Crown Street Phase 2, Manchester – Application for Partial Discharge of Condition 94 and 95 and Full Discharge of Condition 97 for Planning Permission Reference 126668/FO/2020 (as amended)

Please find enclosed a Condition Discharge application submitted by Renaker Build Limited, for the partial discharge of Condition 94 and 95, and full discharge of Condition 97 attached to Planning Permission 126668/FO/2020 (as amended), relating to the Crown Street Phase 2, Manchester.

Planning Permission 126668/FO/2020 approved the following description of development:

“Full planning permission for the erection of two 52-storey residential buildings (Use Class C3) each incorporating a podium accommodating residential amenity facilities and ground floor and first floor commercial units (Use Classes A1, A2, A3, or D1), private and public basement car parking, landscaping and a public park, servicing and access arrangements, highways improvements, and associated works (Phases A, B, and D as defined on Drawing Reference: 10292Z1SHPG000PL00 B5D802 and 10292Z1SHPG000PLB1B5D801). Outline planning permission (with all matters reserved) for an educational facility (Use Class D1) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PLB1B5D801)”

Planning Permission 126668/FO/2020 has been subject to a couple of amendment applications, namely:

- 128226/NMC/2020 (approved 22 October 2020) - NMA for the variation of Condition 19 (Phase A - Noise Insulation for Residential Accommodation) and Condition 57 (Phase B - Noise Insulation for Residential Accommodation).
- 131955/NMC/2021 (approved 5 January 2022) - NMA for alterations to the layout of the Penthouse Level (Level 49 Duplex Lower and Level 50 Duplex Upper) of building C5, resulting in an increase of 2 units (0.2% increase) from 855 units to 857 units.

This Condition Discharge application is submitting concurrently with a Reserved Matters application for Phase C (education facility) of Crown Street Phase 2, which was granted outline consent under planning permission 126668/FO/2020.

It should be noted that Phases A, B and D of planning permission 126668/FO/2020 (Crown Street Phase 2) have been implemented and under construction, however Phase C works have not yet started.

Table 1 below confirms the documents submitted in support of this application.

Table 1: Condition, Partial (in bold) or Full Discharge and Information Submitted

	Condition Wording	Partial or Full Discharge	Documents Submitted
94	Acoustic Scheme <i>"Prior to first occupation of Phase C, the school building shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.</i> <i>Upon completion of Phase C of the development a verification report to validate that the work undertaken throughout Phase C of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures."</i>	Partial discharge (highlighted in bold)	Environmental Noise Assessment prepared by Matt Fisher Acoustics
95	Acoustic Scheme (external plant) <i>"Prior to first occupation of Phase C, the school building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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.</i> <i>Upon completion of Phase C of the development a verification report to validate that the work undertaken throughout Phase A of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing</i>	Partial discharge (highlighted in bold)	Environmental Noise Assessment prepared by Matt Fisher Acoustics

	<i>by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures."</i>		
97	Air Quality Impact Assessment <i>"Prior to first occupation of Phase C, an Air Quality Impact Assessment (AQIA) shall be submitted to and approved in writing by the Local Planning Authority. The AQIA shall include full details of all mitigation measures required for the development. Any agreed mitigation measures shall be implemented in full before first occupation of the development and shall remain in situ whilst the development is in operation."</i>	Full discharge	• Air Quality EIA Technical Note (2022) prepared by Ensafé. • Chapter 6 (extracted) of Crown Street Phase 2 Environmental Statement Volume 1 (Addendum) prepared by Ensafé (formerly REC Ltd) [April 2022]

Application Submission

In addition to the documents listed in Table 1 and this covering letter the application also includes an application form.

This application has been submitted through Planning Portal and the reference number for this application is PP- 11126616.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of conditions 94 and 95 and full discharge of condition 97, as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Ed Britton (0161 455 6169 | edbritton@deloitte.co.uk) or Jemma Brabrook (0161 455 6903 | jbrabrook@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.