

12 April 2022

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

Dear Lucy

Phase C (Education Facility), Crown Street Phase 2, Land bound by Silvercroft Street, Crown Street, and the Mancunian Way M15 4AX– Approval of Reserved Matters

On behalf of our client, Renaker Build Limited ('the Applicant'), please find enclosed an application for Reserved Matters for Phase C of the Crown Street Phase 2 development in Manchester City Centre. The Crown Street Phase 2 land is bound by Silvercroft Street to the north, Crown Street to the east, and the Mancunian Way to the west.

Background

This approval of Reserved Matters Application is submitted pursuant to Crown Street Phase 2 which was approved under application 126668/FO/2020 on 3 August 2020 ('the hybrid planning permission'). The description of the development associated with this approval is as follows:

"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.

Description of Development

As required by the hybrid planning permission, this Application seeks approval of full details of the following reserved matters:

- Access
- Appearance
- Landscaping
- Layout
- Scale

The description of development for the reserved matters for Phase C is as follows:

“Details of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to Outline Planning Permission 126668/FO/2020 for Phase C (Education facility) of the development comprising 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).”

Concurrent Condition Discharge Application

In the context of this Reserved Matters application, a concurrent condition discharge application has been prepared and submitted, to support the discharge of the following conditions attached to planning permission 126668/FO/2020 (as amended) which relate to Phase C of the Crown Street Phase 2 development. The concurrent discharge application seeks to partially discharge the following conditions attached to the hybrid planning permission:

- Condition 94 – Acoustic Scheme
- Condition 95 – Acoustic Scheme (external plant)
- Condition 97 – Air Quality Impact Assessment

Reserved Matters Application Documentation

This covering letter should be read in conjunction with the following documents submitted with the application:

- Application Form prepared by Deloitte;
- Existing Site Plan / Site Location Plan prepared by SimpsonHaugh and Partners;
- Full suite of proposed plans, sections and elevations prepared by Arkilab;
- Design and Access Statement, including accommodation schedule prepared by Arkilab (with input from SimpsonHaugh and Partners);
- Environmental Standards Statement prepared by Element Sustainability;

- Ventilation Strategy prepared by MEP Design;
- Flood Risk Assessment and Drainage Strategy (information pack) prepared by WSP (as per condition discharge application CDN/20/0718);
- Fire Statement prepared by Hoare Lea;
- Crime Impact Statement prepared by Greater Manchester Police (Secure by Design team);
- Local Labour Agreement (LLA) (resubmission of LLA approved as part of hybrid planning permission) prepared by Renaker Build Ltd;
- Site Waste Management Strategy (within DAS) prepared by Arkilab; and
- Waste Pro-Forma prepared by Arkilab and Renaker Build Ltd;
- Planning Statement prepared by Deloitte.

Environmental Statement (ES) Addendum:

- ES Addendum Volume 1 - *tracked changes*
 - Preface
 - Introduction
 - EIA Methodology
 - Alternatives and Design Evolution
 - Site Development Description
 - Summary of Residual Effects
 - Construction Management, Programme, Methodology and Phasing
 - Air Quality
 - Noise and Vibration (including Chapter Addendum prepared by Fisher Acoustics)
 - Solar Glare
 - Daylight, Sunlight and Overshadowing
 - Townscape and Visual Impact Assessment
 - Traffic and Transport
 - Wind Microclimate
 - Type 2 Cumulative Summary of Residual Effects
- ES Addendum Volume 2 (Technical Appendices)
 - Appendix 6.3 – Air Quality EIA Technical Note (2022) prepared by Ensafé;
 - Appendix 7.2 – Noise Assessment / Environmental Noise Study (2022) prepared by Fisher Acoustics;
 - Appendix 8.2 – Solar Glare EIA Technical Note (2022) prepared by GIA; and
 - Appendix 12.3 – Wind EIA Technical Note (2022) prepared by WSP.

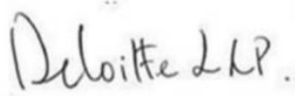
All other technical appendices submitted and approved as part of the hybrid planning permission remain unchanged from the original application and therefore remain valid for the purpose of determining the Reserved Matters application.

- ES Addendum Volume 3 (Non-Technical Summary) – *tracked changes*

Payment of the planning application fee in the sum of £462 (+ service charge) has been made to Manchester City Council via Planning Portal, under reference PP-11121028. I would be grateful if you could please confirm receipt of this fee.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk) and Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Encl.