

12 October 2021

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

F.A.O Lucy Harrison

Dear Lucy

**Crown Street Phase 2: Land bound by Silvercroft Street, Crown Street, and the Mancunian Way -
Application for Non-Material Amendments to Planning Permission 126668/FO/2020**

On behalf of our client, Renaker Build Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make Non-Material Amendments ("NMA") to Planning Permission 126668/FO/2020.

Background

On 3 August 2020 Planning permission was granted for Crown Street Phase 2 (126668/FO/2020). The Planning Permission has been subject to an amendment application, namely an NMA (ref: 128226/NMC/2020) for the variation of Condition 19 (Phase A - Noise Insulation for Residential Accommodation) and Condition 57 (Phase B - Noise Insulation for Residential Accommodation).

The description of development approved under application reference 126668/FO/2020 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)."

Crown Street Phase 2 is currently under construction and comprises the following:

- Full Planning Permission for three Phases, comprising:

- Phase A: One residential building (building C4), a perimeter servicing and access route, public realm (including partial delivery of public park and landscaping), and private residential basement car park.
- Phase B: One residential building (building C5), a perimeter servicing and access route, public realm (including delivery of remaining area of public park and landscaping), and private residential basement car park.
- Phase D: A three storey basement public car park with vehicular access.
- Outline Planning Permission with all matters reserved for the Education Facility (Building C3), which will comprise Phase C. Further details of the Education Facility will be secured via Reserved Matters once they have been confirmed and agreed with the Local Education Authority.

The Site

The Site comprises approximately 1.1 hectares (ha) of previously developed land bound by Silvercroft Street, Crown Street and Mancunian Way. The Site is located in the Great Jackson Street area of and sits within the Great Jackson Street Strategic Regeneration Framework (2018) area, which forms a major part of the Southern Gateway redevelopment initiative and is situated on a key gateway into Manchester City Centre.

Proposed Non-Material Amendments – Tower C5 Duplexes / Penthouse Level

The approved scheme provides 4 duplex apartments in Tower C5. Following a period of marketing, across Tower C4 and wider Renaker portfolio, of similar apartments, it has been determined that there is greater demand for smaller penthouse apartments. Alterations are therefore proposed to Level 49 Duplex Lower and Level 50 Duplex Upper of Tower C5, to reconfigure the layout to create 6 smaller duplex apartments. The resulting 6 apartments will still exceed Manchester's residential space standards and will be a size that is better suited to the current residential demand.

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the amendments to Tower C5. We request that the wording of Condition 2 (Approved Drawings and Documents) be updated to reflect the new drawing references in Table 1.1.

Table 1.1 – Tower C5 Plan References

Drawing Name	Approved Drawing	New Drawing Reference	Comments
C5 – GA Plan – Level 49 (Duplex) Lower	10292-C5-SHP-G200-PL-49-B5D801 (Revision P 01)	10292-C5-SHP-G200-PL-49-B5D801 (Revision P 02)	-
C5 – GA Plan – Level 50 (Duplex) Upper	10292-C5-SHP-G200-PL-50-B5D801 (Revision P 01)	10292-C5-SHP-G200-PL-50-B5D801 (Revision P 02)	-
Zone 1 – GA Plan – Typical Plan 4 Penthouse Level / Zone 1 – GA Plan –	10292-Z1-SHP-G100-PL-49-B5D801 (Revision P 01)	10292-Z1-SHP-G100-PL-49-B5D801 (Revision P 03)	Drawing name updated to Zone 1 – GA Plan – Level 49 Penthouse Level

Drawing Name	Approved Drawing	New Drawing Reference	Comments
Level 49 Penthouse Level			

All other drawings approved under application 126668/FO/2020 remain unchanged by the proposed amendments.

Effects of the Proposed Changes

The proposed amendments do not change the materiality, siting, massing, height or façade of the buildings. The proposed amendments to the layout of the top two floors result in two more three bedroom apartments being delivered by the scheme, representing a 0.2% increase in the overall number of residential units (from 855 units to 857 units). This proportion of change is considered to be non-material in planning terms.

The proposed amendments do not result in any changes to the description of development on Planning Permission Ref: 126668/FO/2020 and do not conflict with the conditions attached to the Planning Permission.

The amendments have been discussed with Senior Planning Officers as part of pre-application consultation, who have agreed in-principle to the proposed amendment and confirmed it was acceptable for the Local Planning Authority to consider the application as a non-material amendment.

Environmental Impact Assessment Considerations

A fully scoped EIA was submitted and approved under application 126668/FO/2020, which included the following technical chapters:

- Air Quality
- Noise and Vibration
- Solar Glare
- Daylight, Sunlight and Overshadowing
- Townscape and Visual Impact
- Traffic and Transport
- Wind Microclimate

The EIA Screening and Scoping Report, which was submitted to MCC on 19 December 2019, considered a maximum of 865 residential units. Planning permission 126668/FO/2020 approved the delivery of 855 residential units and the proposed amendments detailed in this cover letter result in an increase of two residential units, to 857 units overall.

The proposed amendments fall within the maximum parameters of the original EIA Screening and Scoping Report and will not affect the technical conclusions of any of the technical chapters, nor result in any additional significant environmental effects outside of the above scope. On this basis, updates to the approved Environmental Impact Assessment (EIA) (Ref: 126668/FO/2020) are proposed to be screened out.

Planning Policy and Guidance

Since planning permission was granted in August 2020, there has been no change to the adopted Development Plan and planning policy therefore remains unchanged. The proposed amendments do not result in any material change and therefore do not require a reassessment of the proposals against Development Plan policies. For reference, full consideration of the proposed development against the planning policy framework is considered within the original Crown Street Phase 2 Planning and Tall Building Statement.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this application. The National Planning Policy Framework (NPPF) was updated on 20 July 2021, but there have been no changes to the Framework or Planning Practice Guidance which would affect consideration of the application.

Pre-application Consultation

The approved scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with Places Matter!, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors. The proposals were also subject to statutory consultation during the determination period.

This application is submitted following pre-application consultation with the Local Planning Authority in September 2021, when it was agreed with officers that the proposed changes proposed could be applied for via a NMA to the existing permission and the proposed amendments were agreed in-principle.

Application Submission

This application comprises this covering letter and the following documentation:

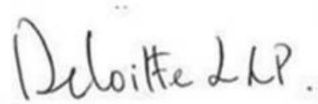
- Application Form and Notices prepared by Deloitte
- Site Location Plan prepared by SimpsonHaugh and Partners
- Drawings / Plans (detailed in Table 1.1) prepared by SimpsonHaugh and Partners

Summary and Conclusion

Payment of the planning application fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP-10239862. I would be grateful if you could please confirm receipt of this fee

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleague Ed Britton (edbritton@deloitte.co.uk / 0161 455 6169).

Yours sincerely

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

Deloitte LLP

Enc.