

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr John Cooper
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 5 January 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 131955/NMC/2021

Description: Non material amendment to planning permission 126668/FO/2020 for alterations to the layout of the Penthouse Level (Level 49 Duplex Lower and Level 50 Duplex Upper) of building C5.

Location: Crown Street Phase 2 , Land Bound By Silvercroft Street, Crown Street, And The Mancunian Way, Manchester, M15 4AX

I refer to your application for a non-material amendment to planning permission reference 126668/FO/2020.

Following an assessment of the details submitted, I confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendment would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 126668/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 126668/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition applies:

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 126668/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 126668/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Zone 1

10292-Z1-SHP-G000-PL-00-B5D801 P 01	Application Boundary Plan
10292-Z1-SHP-G000-PL-00-B5D802 P 02	Phasing Plan - Ground Level
10292-Z1-SHP-G000-PL-B1-B5D801 P 02	Phasing Plan - Basement Level 1
10292-Z1-SHP-G100-PL-00-B5D802 P 01	Zone 1 - Existing Site Plan
10292-Z1-SHP-G100-PL-00-B5D803 P 02	Zone 1 - Proposed Site Plan
10292-Z1-SHP-G100-PL-B1-B5D801 P 02	Zone 1 - GA Plan - Level B1
10292-Z1-SHP-G100-PL-B2-B5D801 P 02	Zone 1 - GA Plan - Level B2
10292-Z1-SHP-G100-PL-B3-B5D801 P 02	Zone 1 - GA Plan - Level B3
10292-Z1-SHP-G100-PL-00-B5D801 P 02	Zone 1 - GA Plan - Level 00
10292-Z1-SHP-G100-PL-01-B5D801 P 02	Zone 1 - GA Plan - Level 01
10292-Z1-SHP-G100-PL-02-B5D801 P 02	Zone 1 - GA Plan - Level 02
10292-Z1-SHP-G100-PL-03-B5D801 P 02	Zone 1 - GA Plan - Typical Plan 1 Levels 03-39
10292-Z1-SHP-G100-PL-40-B5D801 P 02	Zone 1 - GA Plan - Typical Plan 2 Levels 40-45
10292-Z1-SHP-G100-PL-46-B5D801 P 02	Zone 1 - GA Plan - Typical Plan 3 Levels 46-48
10292-Z1-SHP-G100-PL-49-B5D801 P 03	Zone 1 - GA Plan - Typical Plan 4 Penthouse Level
10292-Z1-SHP-G100-PL-RF-B5D801 P 02	Zone 1 - GA Plan - Roof
10292-Z1-SHP-G100-EL-XX-B5D801 P 02	Zone 1 - North Elevation
10292-Z1-SHP-G100-EL-XX-B5D802 P 02	Zone 1 - South Elevation
10292-Z1-SHP-G100-EL-XX-B5D803 P 03	Zone 1 - East Elevation
10292-Z1-SHP-G100-EL-XX-B5D804 P 03	Zone 1 - West Elevation
10292-Z1-SHP-G100-EL-XX-B5D805 P 02	Zone 1 - Contextual Elevation - South
10292-Z1-SHP-G100-EL-XX-B5D811 P 02	Zone 1 - North and South Elevation Podium
10292-Z1-SHP-G100-EL-XX-B5D812 P 02	Zone 1 - East and West Elevation Podium
10292-Z1-SHP-F800-PL-00-B5D801	Zone 1 - Servicing Drawing (Phase A)
10292-Z1-SHP-F800-PL-00-B5D802	Zone 1 - Servicing Drawing (Phase A + Phase B)
10292-Z1-SHP-F800-PL-00-B5D802	Zone 1 - Secure Line Drawing
10292-Z1-SHP-F800-PL-00-B5D802	Zone 1 - Refuse Strategy
10292-Z1-SHP-G100-SE-XX-B5D801 P 02	Zone 1 - Section AA
10292-Z1-SHP-G100-SE-XX-B5D802 P 02	Zone 1 - Podium and Basement Carpark
Section BB & CC	
10292-Z1-SHP-G251-DE-XX-B5D801 P 01	Zone 1 - Podium - Detailed bay study - north elevation
10292-Z1-SHP-G251-DE-XX-B5D802 P 01	Zone 1 - Podium - Detailed bay study - south elevation
10292-Z1-SHP-G251-DE-XX-B5D803 P 01	Zone 1 - Podium - Detailed bay study - west elevation
10292-Z1-SHP-G251-DE-XX-B5D804 P 01	Zone 1 - Podium - Detailed bay study - east elevation
10292-Z1-SHP-G200-DE-XX-B5D801 P 01	Zone 1 - Public Car Park Entrance Building
10292-Z1-SHP-G200-DE-XX-B5D802 P 01	Zone 1 - Public Car Park Escape Enclosure
10292-Z1-SHP-G200-DE-XX-B5D803 P 01	Zone 1 - Public Car Park Smoke Extract Enclosure

Building C3

10292-C3-SHP-G100-PL-00-B5D801 P 02	Zone 1 - School Parameter Plan In Context
10292-C3-SHP-G100-PL-00-B5D802 P 01	Zone 1 - School Parameter Plan
10292-C3-SHP-G100-SE-XX-B5D801 P 01	School Parameter Section

Building C4

10292-C4-SHP-G200-PL-00-B5D801 P 01	C4 - GA Plan - Level 00
10292-C4-SHP-G200-PL-01-B5D801 P 01	C4 - GA Plan - Level 01
10292-C4-SHP-G200-PL-02-B5D801 P 02	C4 - GA Plan - Level 02
10292-C4-SHP-G200-PL-03-B5D801 P 01	C4 - GA Plan - Typical Plan 1 Levels 03-05-07-09-11-13-15-17-19-21-23-25-27-29-31-33-35-37-39-41-43-45
10292-C4-SHP-G200-PL-04-B5D801 P 01	C4 - GA Plan - Typical Plan 2 Levels 04-06-08-10-12-14-16-18-20-22-24-26-28-30-32-34-36-38-40-42-44
10292-C4-SHP-G200-PL-46-B5D801 P 01	C4 - GA Plan - Typical Plan 3 Levels 46-48
10292-C4-SHP-G200-PL-47-B5D801 P 01	C4 - GA Plan- Level 47
10292-C4-SHP-G200-PL-49-B5D801 P 01	C4 - GA Plan - Level 49 (Duplex) - Lower
10292-C4-SHP-G200-PL-50-B5D801 P 01	C4 - GA Plan - Level 50 (Duplex) - Upper
10292-C4-SHP-G200-PL-51-B5D801 P 01	C4 - GA Plan - Level 51
10292-C4-SHP-G200-PL-RF-B5D801 P 01	C4 - GA Plan - Roof
10292-C4-SHP-G200-EL-XX-B5D801 P 03	C4 - East Elevation (C4 as sole development condition)
10292-C4-SHP-G200-EL-XX-B5D802 P 01	C4 - East Podium Elevation (C4 as sole development condition)
10292-C4-SHP-G251-DE-XX-B5D801 P 01	C4 - External Wall Detail - North Elevation
10292-C4-SHP-G251-DE-XX-B5D802 P 01	C4 - External Wall Detail - South Elevation
10292-C4-SHP-G251-DE-XX-B5D803 P 01	C4 - External Wall Detail - West Elevation
10292-C4-SHP-G251-DE-XX-B5D804 P 01	C4 - External Wall Detail - East Elevation (C4 as sole development condition)

Building C5

10292-C5-SHP-G200-PL-00-B5D801 P 01	C5 - GA Plan - Level 00
10292-C5-SHP-G200-PL-01-B5D801 P 01	C5 - GA Plan - Level 01
10292-C5-SHP-G200-PL-02-B5D801 P 01	C5 - GA Plan - Level 02
10292-C5-SHP-G200-PL-03-B5D801 P 01	C5 - GA Plan - Typical Plan 1 Levels 03-06-09-12-15-18-21-24-27-30-33-36-39
10292-C5-SHP-G200-PL-04-B5D801 P 01	C5 - GA Plan - Typical Plan 2 Levels 04-07-10-13-16-19-22-25-28-31-34-37
10292-C5-SHP-G200-PL-05-B5D801 P 01	C5 - GA Plan - Typical Plan 3 Levels 05-08-11-14-17-20-23-26-29-32-35-38
10292-C5-SHP-G200-PL-40-B5D801 P 01	C5 - GA Plan - Typical Plan 4 Levels 40-43-46
10292-C5-SHP-G200-PL-43-B5D801 P 01	C5 - GA Plan - Typical Plan 5 Levels 41-44-47
10292-C5-SHP-G200-PL-44-B5D801 P 01	C5 - GA Plan - Typical Plan 6 Levels 42-45-48
10292-C5-SHP-G200-PL-49-B5D801 P 02	C5 - GA Plan - Level 49 (Duplex) Lower
10292-C5-SHP-G200-PL-50-B5D801 P 02	C5 - GA Plan - Level 50 (Duplex) Upper
10292-C5-SHP-G200-PL-51-B5D801 P 01	C5 - GA Plan - Level 51
10292-C5-SHP-G200-PL-RF-B5D801 P 01	C5 - GA Plan - Roof
10292-C5-SHP-G200-EL-XX-B5D801 P 02	C5 - West Elevation
10292-C5-SHP-G251-DE-XX-B5D801 P 01	C5 - External Wall Detail - Typical Elevation

Landscape

PR-TPM-G710-PL-GRD-3442 101 Rev P6 General Arrangement
PR-TPM-G710-PL-GRD-3442 102 Rev P6 Hardworks
PR-TPM-G710-PL-GRD-3442 201 Rev P5 Planting Plan
Z1-TPM-G710-PL-02-3442 103 Rev P1 C4 & C5 Residents' Garden
Z1-TPM-G710-PL-02-3442 202 Rev P01 C4 & C5 Residents' Garden Softworks

Design and Access Statement Ref: Z1-SHP-A180-RP-XX-B5D801 Revision P02 dated January 2020 by SimpsonHaugh and Partners;
Design and Access Statement - Inclusive Access Addendum Ref: Z1-SHP-A180-RP-XX-B5D803 Revision P01 dated July 2020 by SimpsonHaugh and Partners;
Planning and Tall Building Statement dated April 2020 by Deloitte Real Estate;
Written Scheme of Investigation for an Archaeological Evaluation at Crown Street (Phase 2) in the Castlefield Area of Manchester, Version 3.0 dated 15 January 2020 by Salford Archaeology;
Archaeological Desk-Based Assessment Report No. 2020/02 by Salford Archaeology dated January 2020;
Environmental Standards and Energy Statement dated April 2020 ref: 2019.194 by Element Sustainability;
Ecological Survey and Assessment ref: 2019-275 dated February 2020 by ERAP;
Arboricultural Impact Assessment with Tree Protection Measures by Godwins Arboricultural Limited received by the City Council as local planning authority on 3 April 2020;
Crime Impact Statement version B: 7 February 2020 URN: 2019/0676/CIS/01 by Greater Manchester Police;
Framework Travel Plan Ref: VN91388 dated February 2020 by Vectos;
Site Waste Management Strategy Ref: VN91388 dated February 2020 by Vectos;
Television Baseline Survey Report dated December 2019 by Pager Power;
Aviation Safety Assessment dated March 2020 by Pager Power;
Broadband Connectivity Assessment dated January 2020 by Pager Power;
Ventilation Strategy Statement Ref: 19_021-Z1-MEP-G520-RP-XX-001 Revision P04 dated 18 February 2020 by MEP Design;
Management Strategy dated 9 February 2020 by Zenith Property Management;
Landscape Design Statement Ref: PR-TPM-G710-RP-GRD-3442 501 Rev P5 dated December 2019 by TPM Landscape Architects;
Landscape Management Report Ref: PR-TPM-G710-RP-GRD-3442-502 January 2020 by TPM Landscape Architect;
Local Labour Agreement - Statement of Intent by Renaker Build Ltd received by the City Council as local planning authority on 3 April 2020;
Flood Risk Assessment and Drainage Strategy Report Ref: 70064036-FRA-001 by WSP;
Geo-Environmental Assessment Report Ref: 70059549-11515(3) dated February 2020 by WSP;
Preliminary Risk Assessment Ref: 70059549-11451(2) dated February 2020 by WSP;
Gas Certificates received by the City Council as local planning authority on 8 July 2020;
Environmental Statement Volume 1, Crown Street Phase 2 dated April 2020, prepared by Deloitte Real Estate with reports from technical consultants including:
Air Quality by REC Limited;
Daylight, Sunlight and Overshadowing Assessment by GIA;
Solar Glare by GIA;
Townscape and Visual Impact Assessment by Chris Burnett Associates;
Noise and Vibration by REC Limited;
Traffic and Transport by Vectos;
Wind Microclimate by WSP;
Environmental Statement Volume 2 - Technical Appendices Crown Street Phase 2 dated April 2020;

Environmental Statement Non-Technical Summary Crown Street Phase 2 dated April 2020;

Email from Ed Britton to Lucy Harrison dated 16 July, including the marked up Tower C4 - West Elevation drawing reference number 10292-C4-SHP-G251-EI-XX-005 P01 received by the City Council as local planning authority on 16 July 2020;

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing