

19 January 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 (as amended)**

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 Crown Street Phase 2 permission is also subject to a more recent NMA which was submitted to MCC in October 2021, for alterations to Level 49 Duplex Lower and Level 50 Duplex Upper of Tower C5, to reconfigure the layout to create 6 smaller duplex apartments, instead of the approved scheme which provides 4 duplexes in Tower C5. This NMA is still awaiting validation and so is yet to be determined.

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)."

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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 Amendment: Removal of Condition 128

Condition 128 attached to Planning Permission 126668/FO/2020 on the permission requires a post construction review certificate of the BREEAM rating for the buildings to be submitted before the car park within Phase D is first occupied. The wording of Condition 128 is as follows:

“The car park within Phase D shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the car park within Phase D is first occupied.”

However, BREEAM are unable to certify this type of building, a multi-storey car park, in accordance with BRE's guidance note (submitted as part of this application for reference), which states the following:

The Applicant therefore requests that Condition 128 attached to Planning Permission 126668/FO/2020 be removed, given that a stand-alone BREEAM assessment cannot be undertaken in relation to the car park within Phase D of Crown Street Phase 2, and as such it is possible to comply with the requirements of this condition.

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.

Application Submission

This application comprises this covering letter and the following documentation:

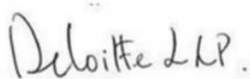
- Application Form and Notices prepared by Deloitte
- BRE Guidance Note: Untreated/ unoccupied buildings and structures – Applicability of BREEAM.

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-10559044. 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



Deloitte LLP

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