

10 November 2021

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

Dear Lucy,

Plot F Great Jackson Street - Full Planning Application

Please find enclosed an application for Full Planning Permission, which seeks approval from Manchester City Council for the development of Plot F, as identified in the Great Jackson Street Development Framework (2018) (GJS Framework) ('the Site'). The Site forms a major part of the Southern Gateway redevelopment initiative and is situated on a key gateway into Manchester City Centre.

The Site measures approximately 0.88 ha, is bounded by Great Jackson Street to the south, Deansgate Square to the north, by the Boatmans apartments to the east and by industrial units to the west.

The Applicant is Renaker Build Limited.

The Site has been historically underutilised and is currently occupied by a low-rise industrial unit and construction compound, with associated car parking, supporting the construction of Crown Street Phase 2. Prior to this, the Site's permanent use was as a Peugeot car compound. Whilst the Site has been used temporarily as a construction compound, the Site's established uses are understood to comprise surface car parking (Sui generis) and industrial (Use Class B2/B8).

Description of Development

A Full Planning Application is being submitted for the Proposed Development, which comprises two 51 storey buildings, which will deliver 988 new residential homes in two phases. The development will deliver a mix of 1-bed, 2-bed and 3-beds homes, in addition to internal and external residential amenity spaces comprising a gym, residents' gardens, basement car parking to provide 296 spaces and 988 secure cycle parking spaces and access. The proposals also include extensive high-quality public realm, which will substantially enhance pedestrian and cycle connections through and around the Site.

The Proposed Development is described as follows:

"Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works."

Application Documentation

This Covering Letter should be read in conjunction with the following documents submitted with this application:

Table 1: List of documents submitted in support of this Planning Application

Document	Prepared By
Location Plan	Simpson Haugh Partnership
Existing Site Plan and Elevations	Simpson Haugh Partnership
Planning Application Drawings – Proposed Plans, Elevations and Sections	Simpson Haugh Partnership
Phasing Plans	Simpson Haugh Partnership
Landscape Plans	TPM Landscape
Planning and Tall Building Statement	Deloitte
Affordable Housing Statement	Deloitte with input from the Applicant.
Statement of Consultation	Deloitte
Design and Access Statement	Simpson Haugh Partnership with input from the Landscape Architect
Landscaping Design Statement (included within Design and Access Statement)	TPM Landscape
Tree Management Strategy	TPM Landscape
Green and Blue Infrastructure Statement	Deloitte
Lighting Strategy (contained within the Landscaping Design Statement)	Simpson Haugh Partnership
Arboricultural Impact Assessment Report (AIA)	Godwins
Archaeological Desktop Study	Salford Archaeology
Broadband Connectivity Assessment	Pager Power
TV Reception Survey	Pager Power
Safety Assessment (Manchester Airport)	Pager Power / Manchester Airport Group
Crime Impact Statement (CIS)	Greater Manchester Police
Phase 1 Ground Conditions Report	Coffey
Ecology Survey	ERAP

Document	Prepared By
Environmental Standards Statement (ESS) and Energy Statement	Element Sustainability
Local Labour Agreement	The Applicant
Development Management Strategy	Zenith
Servicing Strategy (included within Transport Statement)	Curtins
Site Waste Management Strategy (included within the DAS)	Simpson Haugh Partnership
Ventilation Statement	FutureServ
Viability Assessment	The Applicant
Flood Risk Assessment and Drainage Strategy	Curtins
Heritage Statement	Stephen Levrant Heritage Aarchitecture Ltd
Fire Statement Form	The Applicant
Environmental Impact Assessment Documents	
Volume 1: ES including: • Introduction • EIA Methodology • Alternatives and Design Evolution • Site Development Description Summary of Residual Effects	Deloitte
Construction Management, Programme, Methodology and Phasing	The Applicant
Air Quality	Ensafe
Climate Change	WSP
Daylight, Sunlight and Overshadowing	GIA
Solar Glare	GIA
Human Health	Enfusion
Noise and Vibration	Fisher Acoustics

Document	Prepared By
Townscape and Visual Impact	Chris Burnett Associates
Traffic and Transport	Curtins
Wind Microclimate	WSP
Socio-Economics	Ekosgen
Volume 2: Technical Appendices	EIA Consultants, as necessary
Volume 3: Non-Technical Summary	EIA Technical Team

Application Fee

The Application has been submitted via the Planning Portal (Ref. PP-10227102). Payment of the planning application fee in the sum of £152,303.00 (+ VAT) has been made directly to Manchester City Council. I would be grateful if you could please confirm receipt of this fee.

I look forward to written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleagues Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk) and Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk).

Yours sincerely,

John Cooper
Deloitte LLP