

13 December 2021

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

F.A.O Anthony Mitchell

Dear Anthony

New Victoria, Manchester – Application for Non-Material Amendments to Planning Permission Ref: 128667/JO/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 128667/JO/2020 (as amended).

Background

Planning permission was granted in September 2016 for two residential buildings containing 520 apartments and one office building comprising 11,647sq.m office accommodation, as well as ground floor commercial space, landscaping, car parking and other associated works (Ref: 111777/FO/2016/C1). This has been subject to a number of non-material amendments:

- 123146/NMC/2019 to allow for an amendment to the wording of condition 6 (approved 25 April 2019)
- 124931/NMC/2019: to allow for a revised wording to condition 7 (approved 26 September 2019)
- 126994/NMC/2020: to allow for a revision to some of the approved drawings and documents listed in condition 2 (approved 12 June 2020)

The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two residential buildings. The description of development for planning permission 128667/JO/2020 is as follows:

“Variation of condition 2 (specified plans) attached to previously approved planning application 111777/FO/2016/C1 to allow for changes to the approved plans to include formation of a new enclosed

amenity use bridge link between the two approved residential buildings at upper ground floor level only, together with roof top amenity space/terrace on top of new bridge link.”

A more recent non-material amendment application (Ref: 131321/NMC/2021) was approved on 13 August 2021 for the installation of a concrete relieving slab underground and immediately above the River Irk culvert.

The residential phase of the development is currently under construction.

The Site

The Site is located in the north east corner of Manchester City Centre and is bound by Corporation Street, Cheetham Hill Road Bridge and the recent extension to Victoria Station. The site area is approximately 1.14 hectares and has been previously used for surface level car parking.

Proposed Non-Material Amendments

The following proposed amendments are a result of the detailed design development process and relate to Residential Tower 1 and Residential Tower 2, unless otherwise indicated:

- **Lower Ground Floor**
 - The lower ground foyer door size has been updated.
 - The cladding to the amenity link bridge columns has been updated, to tie in with other elements of the building of the same finish.
 - Shear wall has been removed and replaced with columns in Residential Tower 1 and Tower 2.
 - The bin store doors have been enlarged to enhance ease of access.
 - The cycle store doors have been changed to accommodate a revised internal layout.
 - Louvres have been added into the under-croft area of Residential Tower 2, as part of the MEP design development.
 - The location of the columns to the lower ground level of Residential Tower 2 have been adjusted following structural design development, in relation to the landscape and podium slab design.
 - Parking spaces and cycling rack readjusted following the introduction of the amenity link bridge.
- **Ground Floor**
 - An access door for the retail unit on Corporation Street has been repositioned, follow design development, in order to tie in with the curtain wall setting out.
 - The curtain wall setting-out has been updated.
 - Louvers have been reconfigured to align with the curtain wall setting out and MEP design development.
- **Typical Floor**
 - Purge panels have been added to apartment type 3 (all floors) for ventilation purposes, following MEP design development:
 - AOV window to all corridors has increased in size to achieve the free areas for the smoke extract system.

- **Penthouse Floor (Level 25 and Level 20)**
 - Additional door have been added to allow access the penthouse terraces from the bedrooms.
- **Roof**
 - Hoop access gantries have been added to support maintenance.
 - Hoop bracing steelwork has been added, for structural requirements and stability.
 - The roof plan now includes the final PV layout, plant, and davit base positions.

Summary of Amendments

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the proposed architectural amendments. 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 – Plan References

Drawing Name	Approved Drawing	New Drawing Reference
RESIDENTIAL 1 Ground Floor Plan	VIC-SRA-01-00U-DR-A-20900 P01	VIC-SRA-01-00U-DR-A-20900 P02
RESIDENTIAL 1 1st -17th Floor Plan	VIC-SRA-01-01-DR-A-20901 P01	VIC-SRA-01-01-DR-A-20901 P02
RESIDENTIAL 1 Twenty Third Floor Plan	5219-P1-20-923 A RESIDENTIAL 1 23rd Floor Plan	VIC-SRA-01-23-DR-A-20923 P01
RESIDENTIAL 1 Twenty Fourth Floor Plan	5219-P1-20-924 A RESIDENTIAL 1 24th Floor Plan	VIC-SRA-01-24-DR-A-20924 P01
RESIDENTIAL 1 Twenty Fifth Plan	5219-P1-20-925 A RESIDENTIAL 1 25th Floor Plan	VIC-SRA-01-25-DR-A-20925 P01
RESIDENTIAL 1 Elevations Sheet 2	VIC-SRA-01-26-DR-A-20926 P01	VIC-SRA-01-26-DR-A-20926 P02
RESIDENTIAL 1 Sections	VIC-SRA-01-XX-DR-A-20910 P01	VIC-SRA-01-XX-DR-A-20910 P02
RESIDENTIAL 1 Elevations Sheet 1	VIC-SRA-01-XX-DR-A-20911 P02	VIC-SRA-01-XX-DR-A-20911 P04
RESIDENTIAL 1 Elevations Sheet 2	VIC-SRA-01-XX-DR-A-20912 P02	VIC-SRA-01-XX-DR-A-20912 P04
RESIDENTIAL 1 Sectional Elevations Sheet 1	VIC-SRA-01-XX-DR-A-20951 P01	VIC-SRA-01-XX-DR-A-20951 P02
RESIDENTIAL 1 Sectional Elevations Sheet 2	VIC-SRA-01-XX-DR-A-20952 P02	VIC-SRA-01-XX-DR-A-20952 P03
RESIDENTIAL 2 Ground Floor Plan	VIC-SRA-02-00U-DR-A-20900 P04	VIC-SRA-02-00U-DR-A-20900 P05
RESIDENTIAL 2 1st - 17th Floor Plan	VIC-SRA-02-01-DR-A-20901 P01	VIC-SRA-02-01-DR-A-20901 P02
RESIDENTIAL 2 18th Floor Plan	VIC-SRA-02-18-DR-A-20918 P01	VIC-SRA-02-18-DR-A-20918 P02

Drawing Name	Approved Drawing	New Drawing Reference
RESIDENTIAL 2 19th Floor Plan	5219-P2-20-919 A RESIDENTIAL 2 19th Floor Plan	VIC-SRA-02-19-DR-A-20919 P01
RESIDENTIAL 2 20th Floor Plan	5219-P2-20-920 A RESIDENTIAL 2 20th Floor Plan	VIC-SRA-02-20-DR-A-20920 P01
RESIDENTIAL 2 Roof Plan	VIC-SRA-02-21-DR-A-20921 P02	VIC-SRA-02-21-DR-A-20921 P03
RESIDENTIAL 2 Sections	VIC-SRA-02-XX-DR-A-20910 P03	VIC-SRA-02-XX-DR-A-20910 P05
RESIDENTIAL 2 Elevations Sheet 1	VIC-SRA-02-XX-DR-A-20911 P04	VIC-SRA-02-XX-DR-A-20911 P06
RESIDENTIAL 2 Elevations Sheet 2	VIC-SRA-02-XX-DR-A-20912 P03	VIC-SRA-02-XX-DR-A-20912 P05
RESIDENTIAL 2 Sectional Elevations Sheet 1	VIC-SRA-02-XX-DR-A-20951 P02	VIC-SRA-02-XX-DR-A-20951 P04
RESIDENTIAL 2 Sectional Elevations Sheet 2	VIC-SRA-02-XX-DR-A-20952 P01	VIC-SRA-02-XX-DR-A-20952 P03
General Arrangement Lower Ground Floor Plan	VIC-SRA-AL-00L-DR-A-20899 P01	VIC-SRA-AL-00L-DR-A-20899 P03
General Arrangement Ground Floor Plan	VIC-SRA-AL-00U-DR-A-20900 P03	VIC-SRA-AL-00U-DR-A-20900 P04
General Arrangement First Floor Plan	VIC-SRA-AL-01-DR-A-20901 P01	VIC-SRA-AL-01-DR-A-20901 P03
General Arrangement Elevations	VIC-SRA-AL-XX-DR-A-20911 P02	VIC-SRA-AL-XX-DR-A-20911 P04
RESIDENTIAL 1 Lower Ground Floor Plan	VIC-SRA-01-00L-DR-A-20899 P01	VIC-SRA-01-00L-DR-A-20899 P02
RESIDENTIAL 2 Lower Ground Floor Plan	VIC-SRA-02-00L-DR-A-20899 P01	VIC-SRA-02-00L-DR-A-20899 P02

Consultation

The approved scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with Historic England, 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 on 14 October 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.

Planning Policy Framework

The Planning Policy Framework relevant to the proposed development has changed slightly since the approval of the original application for the mixed-use development in September 2016.

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

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.

Full consideration of the proposed development against the planning policy framework is considered within the original Planning and Tall Building Statement.

Summary

The Site is bound by Corporation Street, Cheetham Hill Road Bridge and the recent extension to Victoria Station. Planning permission was granted on the site on 29 September 2016 (Ref: 111777/FO/2016/C1) for the erection of two residential buildings and one office building, with ground floor commercial space, lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works.

The development proposed in this application is substantively unchanged from the approved development on-site. It incorporates a number of amendments which have been agreed with the Planning Authority as being Non-Material Amendments to the determination of the original permission. The proposed amendments to the planning application will have no effect on the siting and density of the planning permission nor will it impact on the residential unit mix and quantum.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

Application Submission

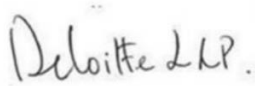
This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Application Drawings (detailed in Table 1.1) prepared by Sheppard Robson;
- Planning Amendments Design Document (VIC-SRA-XX-XX-DC-00002) prepared by Sheppard Robson.

Payment of the planning application fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP-10334393. 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 me or my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 292 1119).

Yours sincerely

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

Deloitte LLP

Encl.