

23 May 2022

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

F.A.O Lucy Harrison

Dear Lucy

**Crown Street (Phase 1): Application for Non-Material Amendment (Section 96a) to Planning Permission
Ref: 119806/FO/2018 (as amended)**

On behalf of our client, Renaker Build Ltd ('the Applicant'), we hereby submit an application under Section 96A of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendment ("NMA") to Planning Permission 119806/FO/2018 (as amended).

This application seeks to remove condition 34 (BREEAM) attached to planning permission, which are detailed further in the following sections.

Background

On 4 July 2018 Planning permission was granted for Crown Street (Phase 1) (ref: 119806/FO/2018). The description of development, as stated on the decision notice is as follows:

"Erection of two tall buildings (51 storeys and 21 storeys) comprising 664no residential units (use class C3) and commercial space (A1, A3 or D1), provision of two levels of basement parking, alterations to surface level car park, landscaping, highway alterations, access and associated works."

Planning Permission 126668/FO/2020 has been subject to a non-material amendment to facilitate changes to Condition 2 (plans) attached to planning permission 119806/FO/2018 to facilitate amendments to the internal layout and external appearance (approved under planning permission ref: 128553/NMC/2020). The NMA was submitted in October 2020 to Manchester City Council, and subsequently approved in December 2020.

Proposed Amendment: Removal of Condition 34

Condition 34 attached to Planning Permission 119806/FO/2018 on the permission requires a post construction review certificate of the BREEAM rating for the commercial unit (within to be submitted before any of the building is occupied. The wording of Condition 34 is as follows:

The commercial unit hereby approved 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 any of the building hereby approved is first occupied.

The Applicant has secured the NHS to take a long lease on the commercial unit, which will ensure the GP surgery will be delivered in line with the original aspirations for the proposals and will be a significant benefit to the growing community at Great Jackson Street.

It is requested that Condition 34, attached to planning permission 119806/FO/2018 be removed on the basis that the commercial unit comprises very minor proportion of the overall development quantum. Limited benefit will arise from production of the extensive material required to satisfy the planning condition in respect of shell and core. Moreover, the NHS has an institutional requirement to achieve BREEAM 'Very Good' for all new fitouts, so this part of the proposals will align with BREEAM objectives in the long term

The Applicant therefore requests that Condition 34 attached to Planning Permission 119806/FO/2018 be removed.

Planning Policy and Guidance

Since planning permission was granted in July 2018, 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 1) / 'Owen Street' 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:

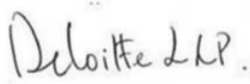
- Application Form and Notices prepared by Deloitte
- Site Location Plan

Summary and Conclusion

Payment of the planning application fee in the sum of £234 has been made via Planning Portal under application reference PP-11255557. 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 colleagues Ed Britton (edbritton@deloitte.co.uk / 0161 455 6169) and Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

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.