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Dear Lucy,

Crown Street Phase 1, Manchester – Full Planning Application to introduce a new sales office within Building C1 pursuant to Planning Permission Planning Permission Ref: 119806/FO/2018

Please find enclosed an application for full planning permission by DQ Developments Limited for a change of use to part of the approved Crown Street Phase 1 development from an internal staff room and changing facilities to an externally facing sales office. The description of development as stated on the Application Form is:

“Full planning application to approve the use of part of the first floor level of Building C1 as an office (Use Class E), pursuant to Planning Permission 119806/FO/2018 and any subsequent amendments”

Background

Planning Permission for Crown Street Phase 1 (Application Reference: 119806/FO/2018) was previously granted on 4 July 2018 with the following description of development:

“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.”

Crown Street Phase 1 comprises 664 apartments accommodated within two towers (C1 and C2). The development as a whole is currently under construction and is due for full completion in Q4 2021. Tower C1 completed in Q4 2020. Crown Street Phase 2 (ref: 126668/FO/2020) was approved 4 August 2020 and is anticipated to fully complete by Q4 2028.

In addition, further amendments to Crown Street Phase 1 are currently being progressed subject to a Non-Material Amendment (NMA) application (ref: 128553/NMC/2020) which is due to be determined on 8 December 2020. The NMA application seeks to make minor building changes to the internal layout and external appearance of Crown Street Phase 1 development.

A pre-application meeting was held to discuss the principle of the change with officers within Manchester City Council’s Planning Department on 14 September 2020. Outline support for the change was provided. This meeting

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also to an agreement on the appropriate planning mechanism and, subsequently, a drop-in application has been submitted.

Proposed Development

The proposed change of use is to facilitate the inclusion of a 168 sq. m. (GIA), externally facing sales office (Use Class E) to replace an internal staff room and changing facilities within Tower C1 approved under application ref: 119806/FO/2018. The proposed sales office will support the promotion and marketing of the Crown Street Phase 1 and Crown Street Phase 2 developments. The proposals only relate to the introduction of the new use, and do not include any external changes to the building.

The proposed, revised office arrangements provide a flexible open plan office space overlooking the attractive double height concierge. The proposed sales office also includes an ancillary kitchenette, WC / Accessible WC and storage spaces servicing the open plan layout.

Access to the new office by the public and staff will be taken from an existing entrance off Chester Road which allows access into the lift lobby and up to the sales office on the first floor. In addition, an alternate access route is also provided via the main residential concierge which also allows access to the lift lobby.

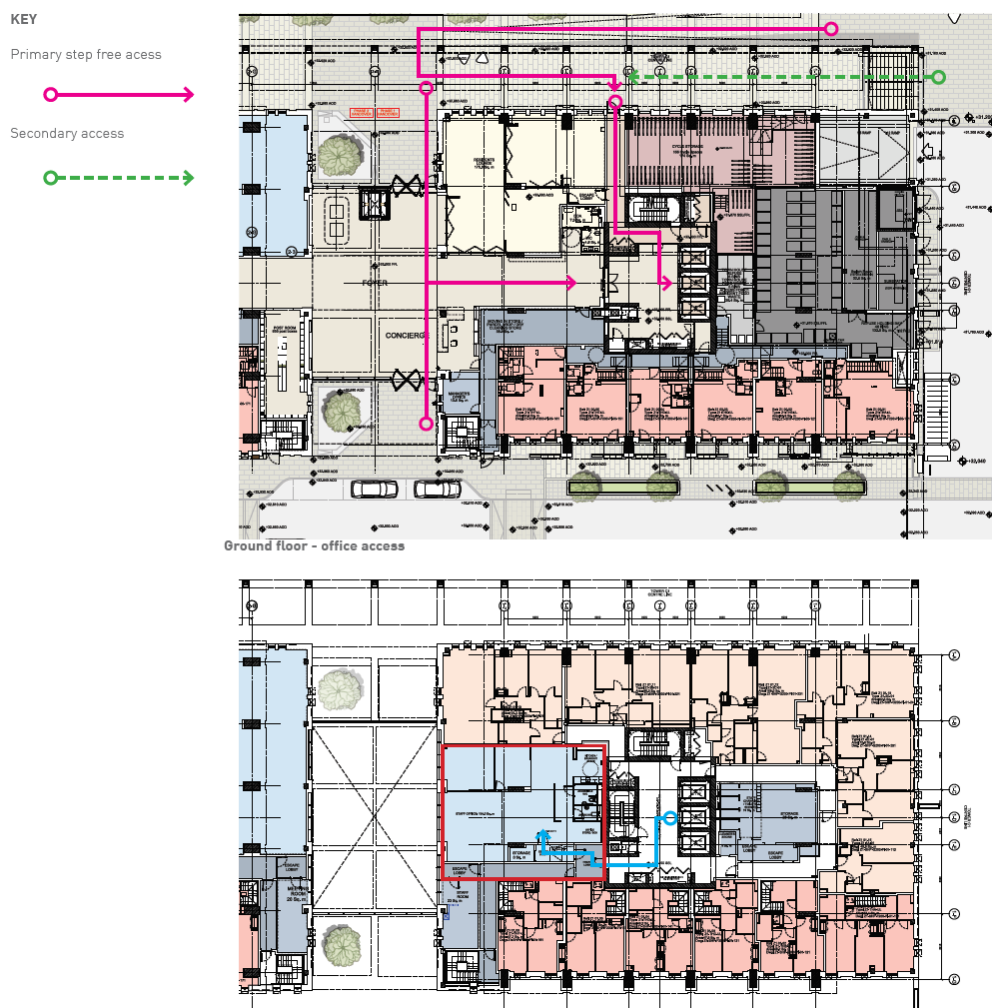


Figure 1 - Access Arrangements (Ground Floor & First Floor access arrangements)

It is anticipated that approximately six staff members will be based in the office, with a likely two to three members of staff being based at the office the majority of the time.

In support of the proposed office use, the Applicant has confirmed that two car parking spaces will be provided in the basement for staff. It is proposed that office staff will also have use of the bike store, which the Applicant has confirmed as having sufficient capacity. Visitor car parking would be accommodated in local metered bays or nearby car parks and visitor cycle parking in the Sheffield stands already designed in to the Crown Street Phase 1 landscaping. Taxis would drop-off in line with the approved arrangements for the development.

The Site is highly accessible by sustainable means by virtue of its location in Manchester City Centre. In particular, public transport facilities can be found in the vicinity; with nearby mainline rail and Metrolink facilities available at Deansgate Railway Station and Deansgate-Castlefield Metrolink Station.

Planning Considerations

The planning policy position has not changed from the original planning approval. The proposed sales office use has the potential to impact on residential amenity, and so the relevant planning policy has been considered and identified below.

National Planning Policy Framework (NPPF) – 2019

The NPPF (revised version published February 2019) promotes well-designed places and articulates that the creation of high quality buildings and places is fundamental to planning and development.

The NPPF states that planning policies and decisions should “*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*” (paragraph 127(f)).

Manchester Core Strategy – Adopted 2012

Policy DM1 Development Management - All development should have regard to the specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

The Saved Policies of the Manchester Unitary Development Plan – 1995

DC26.1 Development and Noise - The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. The Council will consider both the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Design for Access 2

The Design for Access Manual was published in January 2000, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible and the Council’s vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community based issues.

The Design for Access Manual provides further details and design standards for external areas and for within buildings.

Key Issues

Acoustics

The Applicant's acoustic consultant, Mott Macdonald, have confirmed that the proposed changes would not have an impact the conclusions of the previously submitted and approved Acoustic Report.

In addition, the change has no impact on the details submitted to discharge Condition 22 (acoustics) under application ref: CDN/20/0580 and Condition 24 (acoustic external equipment) under application ref: CDN/20/0327.

Access Arrangements

The layout, arrangement and access to the proposed sales office space have all been considered to ensure inclusivity for users of the building and have been developed in line with statutory national requirements in the form of Approved Document Part M - Volume 2 (buildings other than Dwellings) 2015.

It is considered that adherence to the ethos of Design for Access 2 can be demonstrated through the change of use. The design of the proposed sales office does seek to achieve some of the key criteria wherever possible, such as the generous lift lobby providing far in excess of the required 1800mm x 1800mm unobstructed space required.

Step free access to the proposed sales office is provided from Chester Road and through the main residential concierge. Both options allow access to the lift lobby and the first floor.

Transport and Parking

As described in the proposals section, appropriate car and cycle parking provision is available to guests and staff.

Overall, the Site is in a highly accessible location with public transport facilities, including Metrolink and mainline rail services, in close vicinity.

To conclude, the proposed changes would have no impact on the traffic and transport conclusions of the previously submitted and approved Transport Assessment and Environmental Impact Assessment.

Waste

The applicant has confirmed that the proposed sales office use will be in line with the waste strategy proposed within the original planning application. In addition, it also aligns with the Commercial Waste Management Strategy submitted to discharge Condition 14, under application CDN/18/0479. This was application was approved by MCC in March 2020.

The proposed use will have a nominal impact on waste production given both the size and use of the space. The proposed changes will operate in line with the approved Commercial Waste Management Strategy and the proposed sales office will use the same bin chute used by residents located on the first floor.

Ventilation

The Applicant has confirmed that the approach set out in the Ventilation Strategy in the original application (ref: 119806/FO/2018) are unchanged by the proposed sales office use.

Greater Manchester Police (GMP)

In preparing this application Greater Manchester Police (GMP) have been asked to consider the proposals in relation to the Crime Impact Statement prepared for the original application. GMP have confirmed that the proposals will not result in any significant alteration to the conclusions and recommendations made within this.

GMP have also confirmed that the proposed change of use will not impact the findings from an inspection undertaken on 22 October 2020, as part of the Secured by Design accreditation process. GMP confirmed that following the inspection, they were satisfied with the security measures that had been installed to ensure that appropriate separation was achievable between the proposed sales office and the principle residential use within the building.

A Secured by Design accreditation certificate was issued for Crown Street Phase 1 on 23 October 2020 and shall be submitted by the Applicant to discharge the relevant condition attached to 119806/FO/2018.

Conclusion

The proposed change from an internal staff changing room to an externally facing sales office is required to support on-going marketing activity for Crown Street Phase 1 and the emerging Crown Street Phase 2 development. Both schemes have proven exceptionally attractive to prospective buyers, despite on-going challenges in the economy created by Covid-19, and this facility is required to further support those activities.

The potential for new sales office to impact on residential amenity and noise has been considered in this application. In addition, the proposed sales office will be carefully managed to minimise the impact of the use on amenity including noise, accessibility, and community safety and crime prevention.

The national and local policy context set out above, has been considered in this letter and the other application documents. The proposed development will support the marketing activities as well as preserving the amenity of nearby residential units and ensuring sufficient access and parking provision.

Application Documentation

In addition to this Covering Letter and Application Forms, the application is further supported by the following documents and plans:

- Plans, prepared by SimpsonHaugh and Partners;
 - 7357-Z1-A-B5D8-G100-P-00-100 - Red Line Boundary;
 - 7357-C1-A-B5D8-G200-P-01-001 - Building C1 GA Plan Level 01 (Existing Drawing)
 - 7357-C1-A-B5D8-G200-P-01-101 – Building C1 GA Plan Level 01 Office Change of Use;
 - 7357-Z1-A-B5D8-G100-P-01-001 – GA Plan Level 01 (Existing Drawing); and
 - 7357-Z1-A-B5D8-G100-P-01-101 – GA Plan Level 01 Office Change of Use.

Application Fee

Payment of the planning application fee in the sum of £462 has been made via the Planning Portal, under reference PP-09214958. 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 colleagues Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk) and Andy Cowan (0161 455 8298 / acowan@deloitte.co.uk).

Yours sincerely

A handwritten signature in blue ink, appearing to read "J Cooper", with a stylized flourish at the end.

John Cooper
For and on behalf of Deloitte LLP