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Tuesday, 02 September 2025

Dear Angela,

Section 73 Application – EIA Statement of Conformity, Renaissance, One Cathedral Square, Manchester

We write in connection with the current Section 73 application relating to the above development. The purpose of this letter is to confirm the relationship of the proposed design amendments to the Environmental Statement (ES) submitted in support of the original planning application.

Application History

Planning permission for the redevelopment of the Renaissance site was granted in February 2023 (ref: 132088/FO/2021), supported by an Environmental Statement (October 2021). An ES Addendum was submitted in October 2024 to address design updates, and the Local Planning Authority accepted that the conclusions of the ES remained valid. The current Section 73 application seeks further design refinements, arising principally from compliance with the Building Safety Act.

Proposed Amendments

The further design changes can be summarised as follows:

Façade and Elevations

- Slight increase in height of the main roof plant enclosure, now extending marginally above the roof parapet.
- Adjustment to floor-to-floor heights, resulting in a c.150mm increase to the main roof coping datum.
- Addition of a Level 14 roof overhang and associated plant enclosure.
- Minor amendments to curtain wall mullion grids (Cathedral Square, Courtyard and Deansgate elevations).
- Omission of the penthouse terrace facing Cathedral Square.
- Introduction of Juliet balconies across elevations.

Internal Layout

- Reduction in car parking provision from 34 to 31 bays.
- Minor change in unit mix, with one-bedroom apartments now comprising approximately 33% of total units.
- Relocation of plant and cycle storage areas within the lower ground floors.

Landscape

- Minor alterations to ground floor landscaping and the Level 14 residents' terrace.

Review of EIA Conformity

The above amendments are modest in scale and do not materially alter the form, use or environmental impact of the development. RJK Consulting and the technical team who undertook the original assessments have reviewed the design changes against the topics assessed within the Environmental Statement (October 2021) and the ES Addendum (October 2024). The review confirms that the conclusions of the ES remain valid, and no new or different significant environmental effects would arise.

Chapter 6: Townscape and Visual

The amendments (including a modest increase in roof plant enclosure height, minor façade alterations, omission of the penthouse terrace, and addition of Juliet balconies) have been considered against the original townscape and visual assessment and verified views included within the ES Addendum.

Key viewpoints considered include:

- **View from Deansgate / Cathedral Square:** The slight roof height increase and façade refinements are imperceptible at street level, with the development continuing to read within the overall composition of tall buildings in this location.
- **View from Victoria Bridge Street:** The omission of the penthouse terrace and addition of balconies does not alter the silhouette or skyline effect. The roof-level changes are visually recessive and not discernible from this viewpoint.
- **View from the River Irwell and Salford approaches:** The scheme continues to present a consistent massing and profile, with no increased intrusion into key riverside views.

The design refinements therefore do not alter the magnitude or significance of effects previously reported. The scheme continues to contribute positively to townscape character and the significance of residual visual effects remains unchanged.

Chapter 7: Heritage

The amendments have been reviewed in the context of designated and non-designated heritage assets identified in the original ES, including:

- **Manchester Cathedral (Grade I):** The minor roof-level changes do not alter the prominence or dominance of the Cathedral in views along Deansgate or Cathedral Approach.

- **Shambles Square (Conservation Area):** The omission of the penthouse terrace and introduction of Juliet balconies are not perceptible in views from within the Conservation Area and do not change the overall setting or experience.
- **Victoria Bridge Street frontage and adjacent listed buildings:** The building envelope remains consistent with that assessed in the ES and Addendum. No additional impacts to setting, townscape context or significance of listed buildings arise.
- **Other heritage receptors:** No new intervisibility or adverse impacts result from the refinements, which remain wholly consistent with the established massing and height parameters.

The conclusions of “less than substantial harm” identified in the ES remain unchanged. That limited harm continues to be outweighed by the substantial public benefits of redevelopment, regeneration, housing delivery, and public realm improvements.

Chapter 8: Wind Microclimate

No material change to building form or arrangement arises that would alter wind tunnel or downwash effects beyond those modelled and reported in the ES Addendum. Conclusions remain valid.

Chapter 9: Socio-economics

Minor amendments to unit mix and reduction in parking spaces do not alter the scale of residential provision or associated socio-economic benefits assessed. Assessment remains valid.

Chapter 10: Human Health

No change arises in terms of determinants of health, access to open space, or community provision. Assessment remains valid.

Chapter 11: Climate Change

The amendments do not materially alter energy demand, emissions, or resilience measures. Assessment remains valid.

Conclusion

The proposed amendments are in conformity with the findings of the ES (2021) and the ES Addendum (2024) and do not give rise to any new or materially different likely significant effects. The submitted ES and addendum therefore continues to provide a robust assessment for decision-making. No further EIA work or the submission of further environmental information is required to support the S73 planning application. The 2021 ES and 2024 ES addendum remain valid and an appropriate EIA for the proposed development.

We trust this provides the confirmation required but would be happy to discuss further if helpful.

Yours Sincerely



Rick Kevan

Director

