

5 August 2025

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

FAO Lucy Harrison

Dear Lucy

Planning Application Ref: 137227/FO/2023 Supplementary Information

I write with regard to the Full Planning Permission submitted for Plot D, as identified in the Great Jackson Street Development Framework (2018) (GJS Framework) ('the Site'), validated on 26th June 2023. The application description is as follows:

"Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works."

The Application was heard at Planning Committee on 29 August 2024, with the Decision Notice pending the completion of the S106.

The Application was submitted concurrently with an application at Part of Plots C and E Great Jackson Street ("Crown Street Phase 3") (application reference 137226/FO/2023). Heard at the same Planning Committee.

During this time there has been updates to Policy and Guidance, notably:

- National Planning Policy Framework (NPPF) has been published (December 2024);
- Greater Manchester Combined Authority Design Guidance for Net Zero (March 2025); and
- EA Flood Risk Mapping (March 2025).

The Applicant has responded to the above changes in policy and guidance and issued the following to the Council:

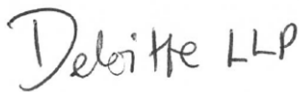
- NPPF Note (issued February 2025);
- E-mail re. compliance with GMCA Design Guidance for Net Zero (issued 9 June 2025), proforma under separate cover;
- Flood Risk Assessment Addendum by Curtins (issued 5 August 2025) and Sequential Assessment (issued 5 August 2025); and
- The S106 has been drafted and was placed on public access on 18 July 2025.

In addition, a revised application for the continued temporary use of the existing temporary concrete batching plant has been approved at the Site (Ref: 142801/FO/2025). This assessed transport, noise and air quality impacts, taking into consideration the Proposed Development at Crown Street Phase 3.

The above does not relate to or impact the Environmental Statement (ES) (June 2023) and ES addendum (April 2024) submitted for Crown Street Phase 3 and Plot D and does not therefore comprise Further Environmental Information as defined under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

If there are any points of clarification required, please do not hesitate to contact my colleagues Rachel Poole (0161 455 6272 / rpoole@deloitte.co.uk) and Matt Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

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

For Deloitte LLP

Encl.