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Planning Department
Manchester City Council
PO Box 532
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To whom it may concern,

**Re: S.73 APPLICATION FOR VARIATION OF CONDITION 2 OF CONSENT REF.
120062/FO/2018 AT 3 ST JOHN STREET, MANCHESTER**

This covering letter has been submitted on behalf of the applicant, RA Project 7X Limited, to support the submission of an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 2, of planning permission 120062/FO/2018 which was granted for:

Change of use of the existing ground plus two-storey building (but excluding the ground floor A1 retail unit and D1 Clinic) and development of an additional two storey roof level extension, and external improvements, to create no.11 residential apartments (Class C3), with storage provision at basement level.

The variations are sought to allow for the following:

- Modernisation of the design of the building, in line with building standards;
- Improve fire, accessibility, and energy performance compliance;
- Add resident amenities including a gym and cycle store; and
- Enhance façade quality and reduce visual massing.

The requisite planning application fee (£586.00) has been paid online via the planning portal (Ref: PP-14429109)

Condition 2

The application is supported by a suite of architectural drawings alongside a heritage statement, prepared by Coda Architects and Adapt Heritage respectively. This application is seeking to supersede some previously approved drawings, as summarised in the below table:

Plan / Report	As approved by 120062/FO/2018	Submitted as part of this application
Elevational Drawings	Proposed Deansgate and St Johns Street Elevation (610_300 PL01)	Proposed Elevations (3336-CDA- 00-XX-DR-A-0700-F)

	Proposed Longworth Street Elevation and Section (610_301 PL02) Proposed Elevation (section with 270 Deansgate) (610_301 PL01)	
Proposed Basement and Ground Floor Plans	Proposed Basement and Ground Floor Plans (610_202 PL02)	Proposed Floor Plans – Sheet 01 (CU) (3336-CDA-00-XX-DR-A-0600-N)
Proposed First and Second Floor Plans	Proposed First and Second Floor Plans (610_203 PL01)	Proposed Floor Plans – Sheet 02 (3336-CDA-00-XX-DR-A-0601-N)
Proposed Third, Fourth and Roof Plans	Proposed Third, Fourth Floors and Roof Plan (610_204 PL01)	Proposed Floor Plans – Sheet 03 (3336-CDA-00-XX-DR-A-0602-O) Proposed Floor Plans – Sheet 04 (3336-CDA-00-RL-DR-A-0603-F)
Window Details	N/A	Window Profile Details (3336-CDA-00-XX-DR-A-2210-B)
Superstructure Details	N/A	Superstructure Details - Sheet 01 (3336-CDA-00-XX-DR-A-1700) Superstructure Details - Sheet 02 (336-CDA-00-XX-DR-A-1702-A)
Heritage Statement	Heritage Statement prepared by Paul Butler Associates, dated 20 January 2017	Heritage Addendum prepared by Adapt Heritage, dated October 2025 <i>* to be read in conjunction with Heritage Statement</i>
Design and Access	Architectural Design, Access and Environmental Statement dated February 2017, prepared by Cartwright & Gross	Planning Amendments – June 2025 prepared by Coda Architecture <i>* to be read in conjunction with Design and Access Statement</i>

Cross Sections	N/A	Lancashire SF – Cross Sections, dated 21 July 2025
CGIs	N/A	CGI – View 1 CGI – View 2 CGI – View 3

The current wording of condition 2 attached to 120062/FO/2018 is:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

610_100 Site Location Plan

610_101 Existing Site Plan

610_102 Existing Basement and Ground Floor Plans

610_103 Existing First, Second Floors and Roof Plan

610_104 Existing Elevations

610_105 Existing Elevations

610_201 PL02 - Proposed Site Plan

610_202 PL02 - Proposed Basement and Ground Floor Plans

610_203 PL01 - Proposed First and Second Floor Plans

610_204 PL01 - Proposed Third, Fourth Floors and Roof Plan

610_300 PL01 - Proposed Deansgate and St Johns Street Elevations

610_301 PL02 - Proposed Longworth Street Elevation and Section

610_302 PL01 - Proposed Elevation (section with 270 Deansgate)

Application Covering Letter dated 18 May 2018, prepared by Euan Kellie Property Solutions.

Architectural Design, Access and Environmental Statement dated February 2017, prepared by Cartwright & Gross

Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions dated 6 February 2017.

Heritage Statement prepared by Paul Butler Associates, dated 20 January 2017.

Ecology Building Inspection prepared by Urban Green, dated January 2017.

Crime Impact Statement prepared by Greater Manchester Police 'Design for Security' (Version A: 22/07/15 Reference: 2015/0521/CIS/01)

Environmental Noise Impact Assessment Report prepared by Hann Tucker Associates (Ref. 22182/NIA1 R02a), dated 29 July 2018)

Project Technical Memorandum prepared by Andrew Jameson, Hann Tucker Associates (Ref. 22182, dated 12 April 2017)

Reason - To ensure that the development is acceptable to the City Council as local planning authority as specified in policies SP1 and DM1 of the Core Strategy.

Proposed wording:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

610_100 Site Location Plan

610_101 Existing Site Plan

610_102 Existing Basement and Ground Floor Plans

610_103 Existing First, Second Floors and Roof Plan

610_104 Existing Elevations

610_105 Existing Elevations

610_201 PL02 - Proposed Site Plan

Proposed Elevations (3336-CDA-00-XX-DR-A-0700-F)

Proposed Floor Plans – Sheet 01 (CU) (3336-CDA-00-XX-DR-A-0600-N)

Proposed Floor Plans – Sheet 02 (3336-CDA-00-XX-DR-A-0601-N)

Proposed Floor Plans – Sheet 03 (3336-CDA-00-XX-DR-A-0602-O)

Proposed Floor Plans – Sheet 04 (3336-CDA-00-RL-DR-A-0603-F)

Window Profile Details (3336-CDA-00-XX-DR-A-2210-B)

Superstructure Details - Sheet 01 (336-CDA-00-XX-DR-A-1700)

Superstructure Details - Sheet 02 (336-CDA-00-XX-DR-A-1702-A)

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Reason - To ensure that the development is acceptable to the City Council as local planning authority as specified in policies SP1 and DM1 of the Core Strategy.

Justification

The rationale for the proposed amendments is to respond to the continued technical design development of the project, the retention of elements of the existing structure, and updated requirements of the Building Regulations since the original planning approval in 2018. These changes ensure that the development can be delivered efficiently, safely, and in full compliance with current construction and sustainability standards as highlighted earlier in this covering letter.

The amended design maintains the original intent of the scheme through the creation of 11 high quality residential apartments, whilst incorporating several refinements to layout, access, and building performance. Retention of the existing stair core and partial structure has led to localised changes to internal configurations, while also improving the buildability of the project. The revised layouts allow for compliance with building regulations ensuring that all apartments achieve performance standards.

The inclusion of a residents' gym and cycle storage at basement level enhances the amenity provision of the scheme, aligning with Manchester Core Strategy and Places for Everyone (PfE) policies promoting active travel and wellbeing. The design also introduces upgraded façade treatments and improved thermal performance to meet Part O overheating mitigation and Part L carbon reduction targets.

Externally, the material palette has been refined to reflect the architectural character of St John Street and Deansgate, with a more sympathetic use stone detailing. The revised fourth floor glazing treatment reduces visual impact while delivering improved daylight and energy performance.

These amendments are consistent with the strategic objectives of the Core Strategy and PfE plan, supporting sustainable urban living, design quality, and energy efficiency. The proposed revisions therefore represent a positive enhancement of the consented scheme.

Separately it is important to note under Section 191 of the Town and Country Planning Act 1990 (as amended) the previous works subject to application reference 120062/FO/2018 including the works to carry the removal of the parapet wall on top of the building and the construction of a wall to form part of the rooftop extension were considered lawful and therefore is not to be considered for the purposes of the subject application.

Conclusion

In summary, the proposed amendments are technical and design-led in nature, arising from continued detailed development. The revisions do not alter the approved quantum, scale, or

principle of development established under the extant consent. On the contrary, they enhance the scheme's deliverability, architectural quality, and environmental performance, ensuring the creation of a high-quality residential accommodation.

Furthermore, it is noted that under Section 191 of the Town and Country Planning Act 1990 (as amended), the previous works approved under planning permission reference 120062/FO/2018 have been confirmed as lawful. As such, these works fall outside the scope of the current application.

We trust that the information provided within this application is sufficient to support validation and determination. Should any clarification or further details be required, please do not hesitate to contact us.

Yours sincerely,

A black rectangular box redacting the signature of Jonathan Mumby.

Jonathan Mumby
Planner
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