

12 September 2025

Direct phone: [REDACTED]

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Dear Jennifer

143024/FO/2025, 143025/LO/2025 & 143060/LO/2025: Sister, Plot C Additional Information

We enclose additional information in relation to three applications, submitted to Manchester City Council comprising: one application for full planning permission; and two applications for listed building consent concerning the redevelopment of part of 'Sister,' a Strategic Regeneration Area known as Plot C in Manchester City Centre. application reference 143024/FO/2025 for the redevelopment of the Sister Plot C site, and

The three applications, which were submitted concurrently to Manchester City Council ('MCC') in May 2025 are as set out below:

An application with reference 143024/FO/2025 for:

“Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.”

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An application with reference 143025/LO/2025 for:

“Listed building consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the wall within new office building (C2 Building), as part of mixed-use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis- drinking establishment).”

An application with reference 143060/LO/2025 for:

“Listed Building Consent for alterations to Manchester South Junction and Altrincham Railway Viaduct to facilitate the change of use to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment).”

Updates to Proposals

Design (Façade and Viaduct Arches):

Following feedback received from Manchester City Council in relation to the façade make up and materiality as well as the Viaduct frontage design, updates to proposals have been undertaken which are summarised as follows:

- Recessing of pre-cast spandrel (by 100mm);
- Introduction of pre-cast splayed lintel (replacing angled flat metal panel covering louvre;
- Introduction of light shelf (replacing solar shading panels); and
- Refinement to viaduct arches signage.

The following plans have been updated and submitted to reflect these updates (produced by Allies and Morrison Dated September 2025):

- Altrincham Street (North) - Existing and Proposed - SISC0-AAM-ZZ-ZZ-DR-AR-07020 (P02)
- London Road (East) - Existing and Proposed - SISC0-AAM-ZZ-ZZ-DR-AR-07021 (P02)
- Mill Lane (South) - Existing and Proposed - SISC0-AAM-ZZ-ZZ-DR-AR-07022 (P02)
- The Square (West) - Existing and Proposed - SISC0-AAM-ZZ-ZZ-DR-AR-07023 (P02)
- C1 and C2 North Elevation - SISC0-AAM-ZZ-ZZ-DR-AR-07200 (P02)

- C1 East Elevation - SISC0-AAM-ZZ-ZZ-DR-AR-07201 (P02)
- C2 East Elevation - SISC0-AAM-ZZ-ZZ-DR-AR-07202 (P02)
- C1 and C2 South Elevation - SISC0-AAM-ZZ-ZZ-DR-AR-07203 (P02)
- C1 West Elevation - SISC0-AAM-ZZ-ZZ-DR-AR-07204 (P02)
- C2 West Elevation - SISC0-AAM-ZZ-ZZ-DR-AR-07205 (P02)
- Altrincham Street Viaduct North and South Elevation - SISC0-AAM-ZZ-ZZ-DR-AR-07206 (P02)
- Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07300 (P02)
- Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07301 (P02)
- Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07302 (P02)
- Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07303 (P02)
- Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07304 (P02)

In support of these updates, technical notes have been produced by the relevant technical consultants to confirm conclusions of technical assessments and ES Chapters remain relevant in light of these design changes. As these technical notes either do not form part of the Environmental Impact Assessment, or, where they do, do not introduce any further environmental information that has not previously been considered they do not constitute additional information for the purpose of Regulation (25):

- Sister Plot C – TVIA Technical Note (produced by Layer Dated September 2025)
- Sister Plot C – Wind Technical Note (produced by GIA Dated September 2025)
- Sister Plot C – Solar Glare Technical Note (produced by GIA Dated September 2025)
- Sister Plot C – Design and Access Statement Addendum (produced by Allies and Morrison and SLA Dated September 2025)

Heritage

In response to the formal listing of the Renold Building (located immediately west of the Site) as a Grade II listed asset on 31 July 2025 additional information was required with regards to two key facets of the proposals:

Landscaping:

Given the interaction of the landscaping proposals with the now listed fabric of the adjacent Renold Building, updates were made to the landscaping to retain the listed podium that surrounds the building at ground floor and had been removed in the originally submitted proposals. The podium is now retained in whole with no direct physical impacts upon it. The design, soft landscaping, and site levels within Sister Square have been amended accordingly. The following plans have been produced by SLA (Dated September 2025) submitted to reflect the proposed changes:

- SISC0-SLA-LA-ZZ-DR-LA-00001
- SISC0-SLA-LA-ZZ-DR-LA-00002
- SISC0-SLA-LA-XX-DR-LA-00001
- SISC0-SLA-LA-XX-DR-LA-00002

Technical notes have been produced by the relevant technical consultants to confirm conclusions of technical assessments and ES Chapters remain relevant in light of these design changes. As these technical notes either do not form part of the Environmental Impact Assessment, or, where they do, do not introduce any further environmental information that has not previously been considered they do not constitute additional information for the purpose of Regulation (25):

- Sister Plot C – TVIA Technical Note (Produced by Layer September 2025)
- Sister Plot C – Wind Technical Note (Produced by GIA Dated September 2025)
- Sister Plot C – Drainage Technical Note (Produced by Civic Dated September 2025)
- Sister Plot C – Sister Plot C – Statutory Biodiversity Metric (Produced by Tyler Grange Dated September 2025)
- Sister Plot C – Ecological Impact Assessment – Updated (Produced by Tyler Grange Dated September 2025)
- Sister Plot C – Ecology Technical Note (Produced by Tyler Grange Dated September 2025)
- Sister Plot C – Design and Access Statement Addendum (Produced by Allies and Morrison and SLA Dated September 2025)

Heritage Assessment:

Given the location of the Site immediately adjacent to the now Grade II Listed Renold Building (partially located within the Site – please refer to figures included in the Planning Statement Addendum), heritage impact of proposals had to be reassessed and as such the following has been produced by SLHA (Dated September 2025) and submitted as additional information:

- Environmental Statement Addendum (Volume 1) - Chapter 6: Heritage
- Updated Heritage Assessment (Environmental Statement Volume 2 – Appendix 6.2)
- Public Art Strategy (updated – Sept 2025)
 - Appendix 3: M&G Exploratory Study (updated – Sept 2025)

This additional heritage information constitutes further environmental information pertinent to disciplines covered within the Environmental Impact Assessment and we formally submit these under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Article 25.

Acoustics

Following comments from the EHO (dated 07/08/2025) requesting an addendum in relation to noise breakout, specifically related to gym use the following document was issued to MCC via email on 1 September 2025:

- P2335-PTM-1-JLS P02 – Gym Planning Addendum (produced by Sol Acoustics Dated August 2025)

This additional acoustic information constitutes further environmental information pertinent to disciplines covered within the Environmental Impact Assessment and we formally submit these under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Article 25.

Additional Information

Further to the above, the following information has been provided to MCC following the submission of the Application in May 2025:

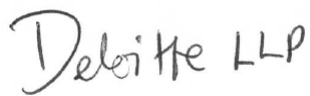
- Sequential Test (produced by Deloitte Dated September 2025)
- Whole Life Carbon Assessment (produced by Buro Happold Dated July 2025) – issued to MCC via email on 31/07/2025

- Renold Listing Group Value Note – Update (Dated 7 August 2025)
- Updated Flood Risk Assessment (Produced by Civic Dated September 2025)
- Planning and Tall Building Statement Statement Addendum (Produced by Deloitte Dated September 2025)

The above information has been submitted in response to comments received from statutory consultees, the Local Planning Authority and to respond to changes in national planning policy. They do not form part of the Environmental Impact Assessment and therefore do not constitute additional information for the purpose of Regulation (25).

I trust the above is acceptable. Please do not hesitate to contact Jemma Brabrook ([REDACTED]) or Niall Alcock ([REDACTED])

Kind regards



Deloitte LLP