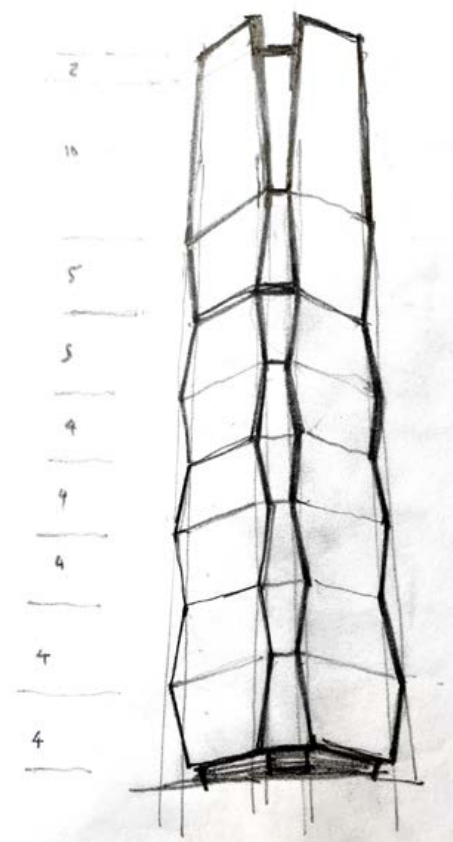


simpsonhaugh



Renaker

GJS Plot F, Manchester

Non-material Amendment | 16.05.2025

Z1-SHP-A180-RP-XX-S7301 | P01

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1.0 Introduction

PURPOSE

This report has been prepared by SimpsonHaugh in support of a material amendment to the following planning consent:

Reference Number

132199/FO/2021

Committee Date

06/12/2021

Description

Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.

2.0 Proposed Amendments

SUMMARY

This application seeks to amend elements of the scheme, of what was approved by Manchester City Council in December 2021, in relation to highway and public realm layout on Melbourne Street and Great Jackson Street so that it is consistent with the application at Crown Street Phase 3 (CSP3) (Ref 137226/FO/2023).

Elements that will remain **UNCHANGED** include:

- The overall height and intermediate heights of each of the massing elements.
- The materiality strategy and visual appearance
- The number of residential units
- The Waste Management Strategy within the Design & Access statement remains unchanged. Plot F1 will still be serviced via a loading bay on Melbourne Street.

2.1 Background

A Planning Application at CSP3 (Reference 137226/FO/2023) was heard at Manchester City Council Planning Committee on 29 August 2024 and secured a resolution to grant subject to finalising the section 106 agreement, which is in the process of being finalised. The Planning Application included amendments to Melbourne Street and Great Jackson Street which are within the application red line boundary for Plot F. This amendment application therefore seeks to amend Plot F so that the two applications are consistent. The proposed changes have already been considered as acceptable to the local planning authority in the consideration and determination of CSP3.

2.2 Proposed Changes

The changes to Plot F (consistent with CSP3) can be summarised as:

Melbourne Street Changes:

- * Modification to allow for two way access in and out of Melbourne Street onto Great Jackson Street
- * Creating a shared service bay to the north of Melbourne Street, therefore removing the need for the service bay proposed as part of Plot F, which was previously proposed to be located to the south of Melbourne Street
- *inclusion of Access to CSP3 car park
- *Resultant amendments to the landscape strategy for Plot F - re-distributing trees from the north of Melbourne Street to the south and adding in the additional trees in planters proposed as part of the CSP 3 application

Great Jackson Street Changes:

- * highway layout to accommodate two-way movements with Melbourne Street
- * Addition of two trees for wind mitigation.

2.3 Swept Path Analysis

Melbourne Street and Great Jackson Street layouts have been modified to allow two way access in and now out of Melbourne Street onto Great Jackson Street. We have provided additional swept path analysis from Curtins within this application to prove that cars can manoeuvre into the car park from Melbourne Street, as well as out of the car park, left onto Melbourne Street and back onto Great Jackson Street. This follows the same principle as the Crown Street Phase 3 planning application which was consulted with the Highways Department and approved at Planning Committee

Swept path analysis was submitted, consulted on and approved as part of CSP3 application in relation to Melbourne Street being two way (in part) and the location of the service bay. Additional swept path analysis, prepared by the Transport Consultant Curtins is submitted as part of this application

to confirm that vehicles can manoeuvre in and out of the car park on Melbourne Street when entering / exiting from / to Great Jackson Street.

2.4 Waste Management Strategy

There are no changes to the waste management strategy as approved under Plot F. Waste will continue to be collected from Melbourne Street, with weekly collections proposed (supplemented by additional private collections when necessary). The service management team will bring bins to the loading bay and return them promptly after collection.



The landscape appears in these drawings, but it is not proposed to revise as they are background context only

The landscape appears in these drawings, but it is not proposed to revise as they are background context only

Building Number	Drawing Type	Drawing Name	Drawing Number	Revision	Scale at A3	Notes
CONTEXT DRAWINGS						
Z1	Plan	Application Boundary Plan	10334-Z1-SHP-G000-PL-Grd-B5D803	P01	1000	
Z1	Plan	Phasing Plan - Ground Level	10334-Z1-SHP-G000-PL-Grd-B5D804	P02	750	
Z1	Plan	Phasing Plan - Basement	10334-Z1-SHP-G000-PL-B1-B5D801	P01	750	
Z2	Plan	Reference Plan	10334-Z1-SHP-G000-PL-Grd-B5D805	P01	750	
Z3	Plan	Demolition Plan	10334-Z1-SHP-JC20-PL-Grd-B5D801	P01	750	
SITE WIDE PLANS						
Z1	Plan	Site Wide Plan - Level B3 Basement	10334-Z1-SHP-G100-PL-B3-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level B2 Basement	10334-Z1-SHP-G100-PL-B2-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level B1 Basement	10334-Z1-SHP-G100-PL-B1-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level 00 Entrance Level	10334-Z1-SHP-G100-PL-Grd-B5D801	P08	500	
Z1	Plan	Site Wide Plan - Amenity Level	10334-Z1-SHP-G100-PL-01-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Minimum Levels	10334-Z1-SHP-G100-PL-02-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Typical Levels	10334-Z1-SHP-G200-PL-04-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Typical Levels	10334-Z1-SHP-G100-PL-05-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Maximum Levels	10334-Z1-SHP-G100-PL-11-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Lower Duplex Level	10334-Z1-SHP-G100-PL-49-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Upper Duplex Level	10334-Z1-SHP-G100-PL-50-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Plan - Level 51	10334-Z1-SHP-G100-PL-51-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Top of Parapet	10334-Z1-SHP-G100-PL-RF-B5D801	P02	500	
F1 TOWER PLANS						
F1	Plan	F1 - GA Plan - Level B3 Basement	10334-F1-SHP-G200-PL-B3-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level B2 Basement	10334-F1-SHP-G200-PL-B2-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level B1 Basement	10334-F1-SHP-G200-PL-B1-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level 00 Entrance Level	10334-F1-SHP-G200-PL-Grd-B5D801	P06	250	
F1	Plan	F1 - GA Plan - Level 01 Amenity Level	10334-F1-SHP-G200-PL-01-B5D801	P03	250	
F1	Plan	GA Plan - Level 02 Minimum apartment Level	10334-F1-SHP-G200-PL-02-B5D801	P03	250	
F1	Plan	GA Plan - Level 04 Typical apartment Level	10334-F1-SHP-G200-PL-04-B5D801	P02	250	
F1	Plan	GA Plan - Level 05 Typical apartment Level	10334-F1-SHP-G200-PL-05-B5D801	P02	250	
F1	Plan	GA Plan - Level 11 Maximum apartment Level	10334-F1-SHP-G200-PL-11-B5D801	P02	250	
F1	Plan	GA Plan - Level 49 Lower Duplex Level	10334-F1-SHP-G200-PL-49-B5D801	P03	250	
F1	Plan	GA Plan - Level 50 Upper Duplex Level	10334-F1-SHP-G200-PL-50-B5D801	P03	250	
F1	Plan	GA Plan - Level 51	10334-F1-SHP-G200-PL-51-B5D801	P02	250	
F1	Plan	GA Plan - Roof Level	10334-F1-SHP-G200-PL-RF-B5D801	P02	250	
F1	Plan	F1 Ground Floor Bin Collection Point	10334-F1-SHP-G200-SK-Grd-010	P01	250	
F1	Plan	Sketch GA Plan B1 MCC Bin collection Only Option	10334-F1-SHP-G200-SK-B1-005	P01	250	
F2 TOWER PLANS						
F2	Plan	F2 - GA Plan - Level B2 Basement	10334-F2-SHP-G200-PL-B2-B5D801	P01	250	
F2	Plan	F2 - GA Plan - Level B1 Basement	10334-F2-SHP-G200-PL-B1-B5D801	P01	250	
F2	Plan	F2 - GA Plan - Level 00 Entrance Level	10334-F2-SHP-G200-PL-Grd-B5D801	P06	250	
F2	Plan	F2 - GA Plan - Level 01 Amenity Level	10334-F2-SHP-G200-PL-01-B5D801	P03	250	
F2	Plan	GA Plan - Level 02 Minimum apartment Level	10334-F2-SHP-G200-PL-02-B5D801	P03	250	
F2	Plan	GA Plan - Level 04 Typical apartment Level	10334-F2-SHP-G200-PL-04-B5D801	P02	250	
F2	Plan	GA Plan - Level 05 Typical apartment Level	10334-F2-SHP-G200-PL-05-B5D801	P02	250	
F2	Plan	GA Plan - Level 11 Maximum apartment Level	10334-F2-SHP-G200-PL-11-B5D801	P02	250	
F2	Plan	GA Plan - Level 49 Lower Duplex Level	10334-F2-SHP-G200-PL-49-B5D801	P03	250	
F2	Plan	GA Plan - Level 50 Upper Duplex Level	10334-F2-SHP-G200-PL-50-B5D801	P03	250	
F2	Plan	GA Plan - Level 51	10334-F2-SHP-G200-PL-51-B5D801	P02	250	
F2	Plan	GA Plan - Roof Level	10334-F2-SHP-G200-PL-RF-B5D801	P02	250	
F2	Plan	F2 Ground Floor Bin Collection Point	10334-F2-SHP-G200-SK-Grd-008	P01	250	
F2	Plan	Sketch GA Plan B1 MCC Bin collection Only Option	10334-F2-SHP-G200-SK-B1-001	P01	250	
SITE WIDE ELEVATIONS						
Z1	Elevation	Site Wide - North Elevation	10334-Z1-SHP-G100-EL-XX-B5D801	P01	1000	
Z1	Elevation	Site Wide - South Elevation	10334-Z1-SHP-G100-EL-XX-B5D802	P02	1000	
Z1	Elevation	Site Wide - East Elevation	10334-Z1-SHP-G100-EL-XX-B5D803	P01	1000	
Z1	Elevation	Site Wide - West Elevation	10334-Z1-SHP-G100-EL-XX-B5D804	P01	1000	
Z1	Elevation	Site Wide - Elevation Section AA	10334-Z1-SHP-G100-EL-XX-B5D805	P01	1000	
Z1	Elevation	Site Wide - Elevation Section BB	10334-Z1-SHP-G100-EL-XX-B5D806	P01	1000	
Z1	Elevation	Site Wide - Long section	10334-Z1-SHP-G100-SE-XX-B5D801	P01	1000	
F1 ELEVATIONS						
F1	Elevation	F1 Elevation	10334-F1-SHP-G100-EL-XX-B5D801	P02	500	
F1	Elevation	F1 GA Elevation - Podium Elevation	10334-F1-SHP-G200-EL-XX-B5D801	P02	250	
F2 ELEVATIONS						
F2	Elevation	F2 Elevation	10334-F2-SHP-G100-EL-XX-B5D801	P02	500	
F2	Elevation	F2 GA Elevation - Podium Elevation	10334-F2-SHP-G200-EL-XX-B5D801	P02	250	
F1 DETAILED ELEVATIONS						
F1	Detail	F1 Tower - Minimum corner	10334-F1-SHP-G251-DE-XX-B5D801	P01	50	
F1	Detail	F1 Tower - Parapet detailed elevation	10334-F1-SHP-G251-DE-XX-B5D802	P01	50	
F1	Detail	F1 Tower - Maximum corner detailed	10334-F1-SHP-G251-DE-XX-B5D803	P01	50	
F1	Detail	F1 Podium - Typical elevation	10334-F1-SHP-G251-DE-XX-B5D804	P02	50	
F2 DETAILED ELEVATIONS						
F2	Detail	F2 Tower - Minimum corner	10334-F2-SHP-G251-DE-XX-B5D801	P01	50	
F2	Detail	F2 Tower - Parapet detailed elevation	10334-F2-SHP-G251-DE-XX-B5D802	P01	50	
F2	Detail	F2 Tower - Maximum corner detailed	10334-F2-SHP-G251-DE-XX-B5D803	P01	50	
F2	Detail	F2 Podium - Typical elevation	10334-F2-SHP-G251-DE-XX-B5D804	P01	50	

3.0 Updated drawings

The table opposite illustrates the accompanying updated planning drawings, reflecting the various amendments.

The changes to the landscape are illustrated at ground level only, it is not intended to update the upper typical residential levels to reflect these changes.

This table summarises architectural drawings only. Drawings from other disciplines will be affected too.

3.1 Landscape Drawings

The overall site General Arrangement from the approved drawings (Z1-TPM-G710-PL-XX-3851 101) has subsequently been split into two separate drawings to cover Plot F1 and F2 to facilitate the construction of the towers by individual construction teams and streamline any future changes.

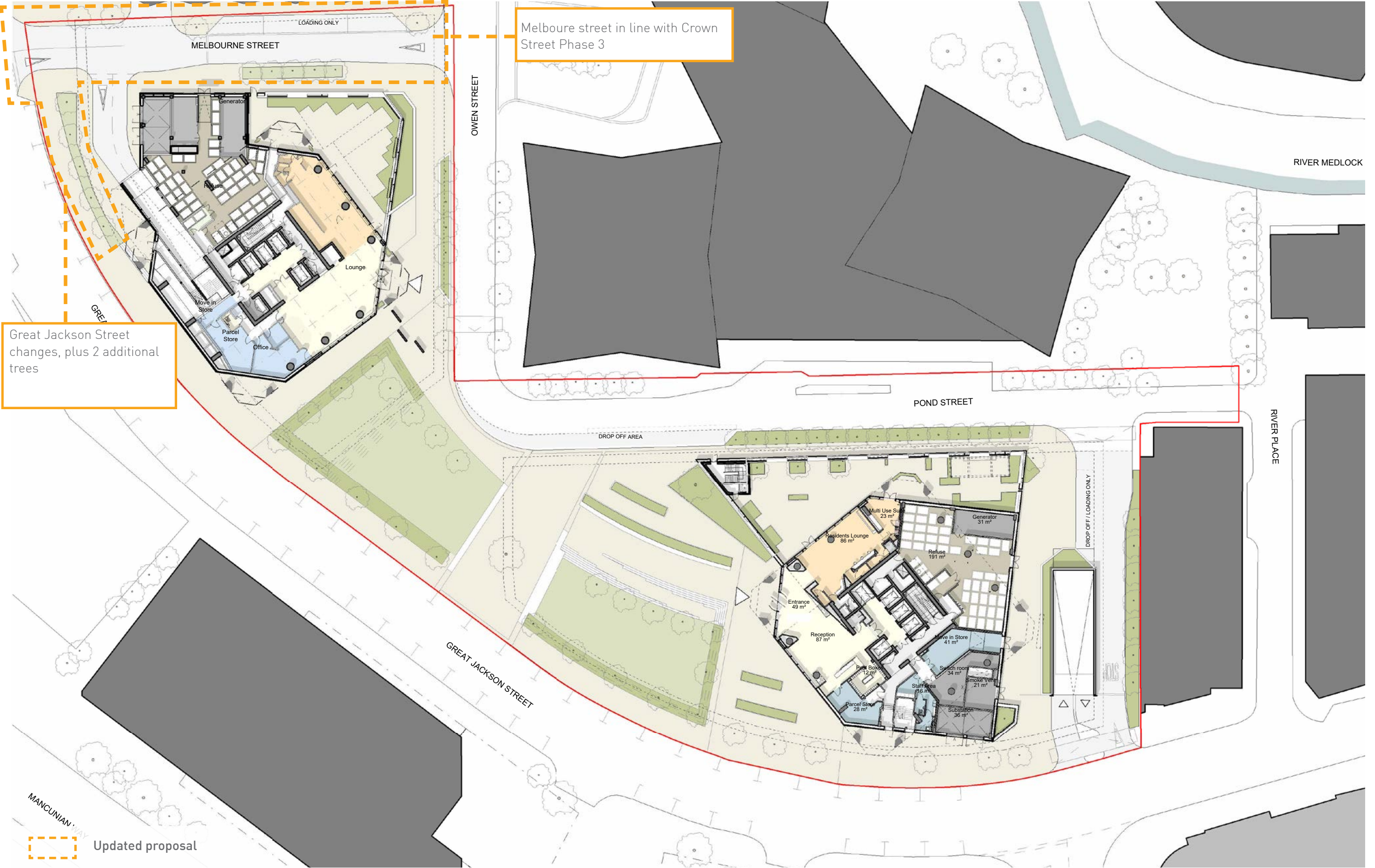
The approved drawing Z1-TPM-G710-PL-XX-3851 101 is included within this report along with the separate drawings for each plot.

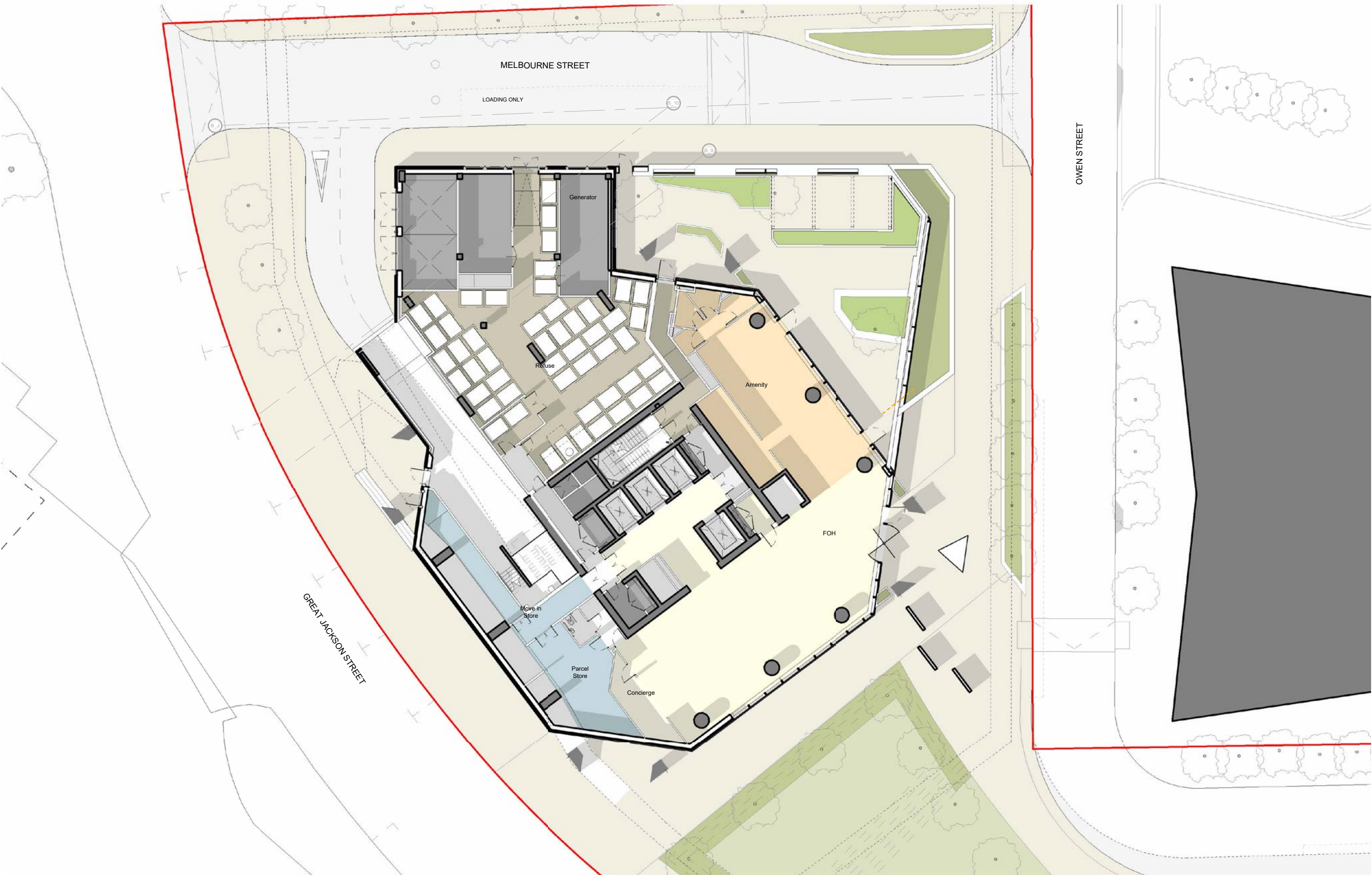
The F1 specific drawing (Z1-TPM-G710-PL-XX-3851 102 – P4) reflects the changes outlined throughout this report. The F2 specific drawing (Z1-TPM-G710-PL-XX-3851 101 – P5) reflects the approved planning layout with no changes made to the detail, however this is included as it represents an amendment of the approved planning drawing reference Z1-TPM-G710-PL-XX-3851 101 as it is no longer a site-wide drawing.

Consented scheme - Z1-SHP-G100-PL-Grd-B5D801 - P07

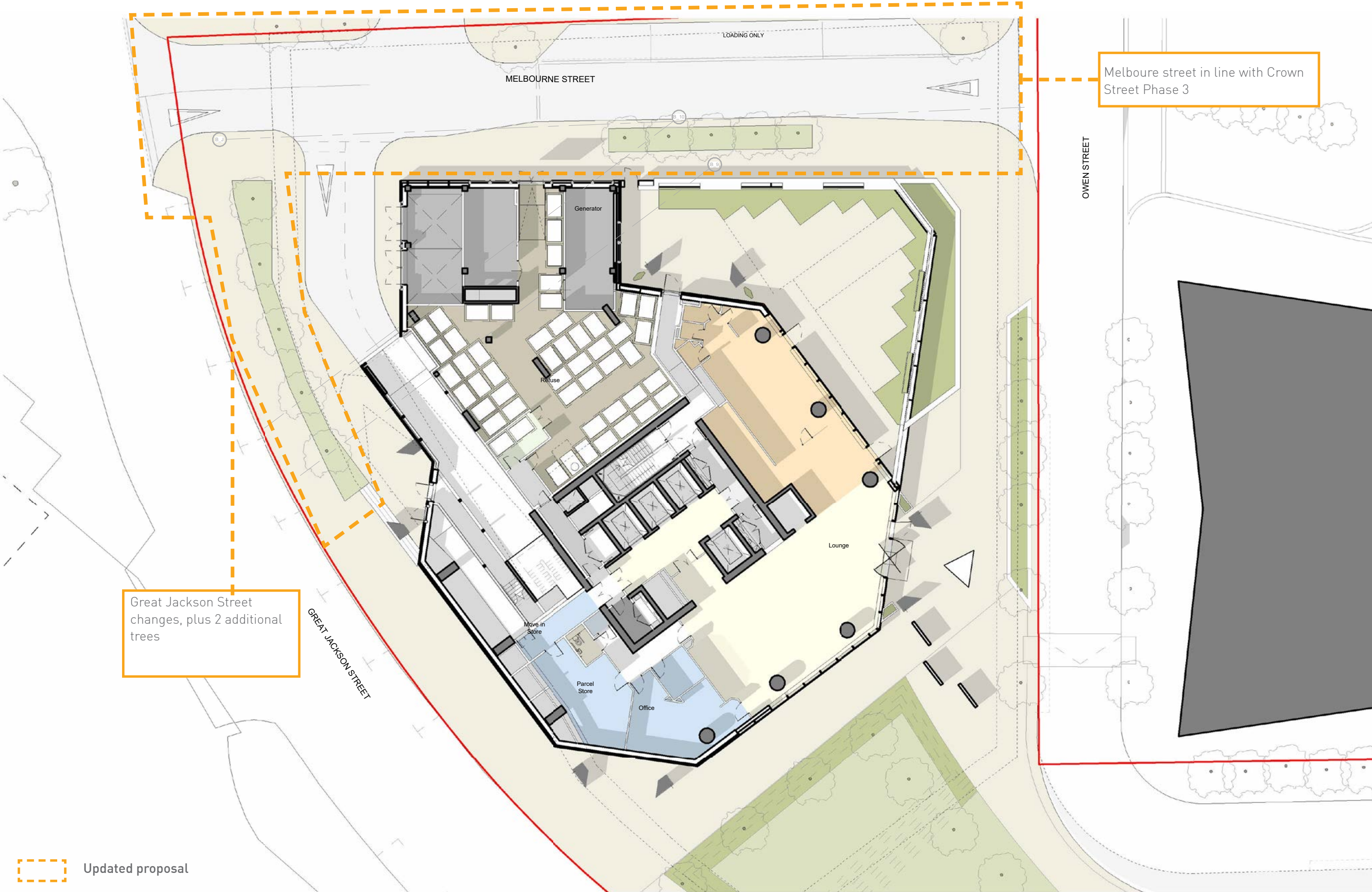


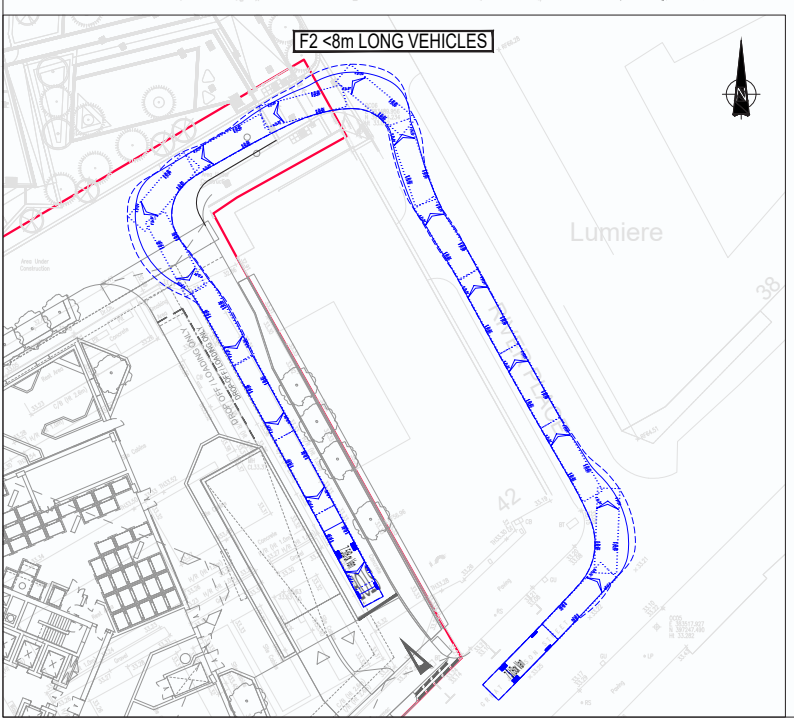
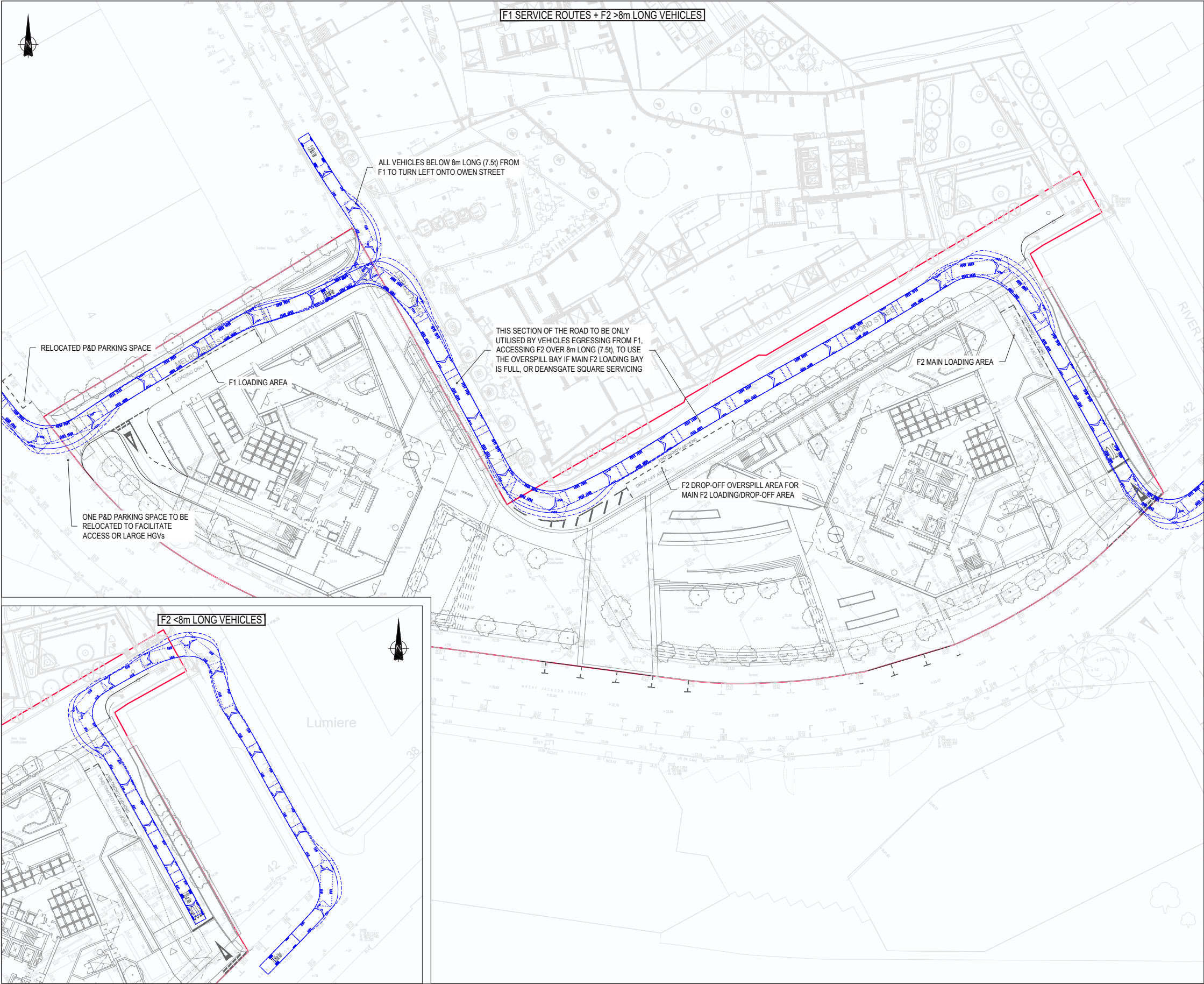
Proposed scheme Scheme - Z1-SHP-G100-PL-Grd-B5D801 - P08





Updated proposal - F1-SHP-G200-PL-Grd-B5D801 - P06





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- FOR GENERAL NOTES REFER TO DRAWING.
- THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND NOT SUITABLE FOR CONSTRUCTION PURPOSES.
- BASED ON SIMPSON HAUGHS LAYOUT: 'Z1-SHP-G100-PL-Grid-001'
- POND STREET JUNCTION WITH RIVER PLACE BASED ON LATEST DEANS GATE SQUARE DEVELOPMENT DRAWINGS PROVIDED BY RENAKER
- PLANNING BOUNDARY OBTAINED FROM SIMPSON HAUGHS DRAWING REF.: 'Z1-SHP-G100-PL-JX-001'

KEY:

- PLOT F PLANNING BOUNDARY
- PROPOSED KERB LINE
- PROPOSED ROAD MARKINGS

VEHICLE PROFILE:

Phonix 2 Duo PS 150t with 5.5t Ball chassis)

Overall Length: 11.200m

Overall Width: 2.500m

Max. Road Clearance: 3.200m

Wheelbase: 3.200m

Load: 15.000t

Max. 2.000t Turning Radius

7.5t Box Van

Overall Length: 6.500m

Overall Width: 2.000m

Max. Road Clearance: 2.500m

Wheelbase: 3.000m

Load: 7.500t

Max. 2.000t Turning Radius

P07	Layout updated	13/10/21	DD	CP
P06	Key updated	06/08/21	DD	DD
P05	Layout updated	03/08/21	DD	DD
P04	Access to Owen St updated	22/06/21	DD	AV
P03	Servicing routes updated	22/06/21	DD	AV
P02	Service arrangement and layout updated	16/06/21	DD	CP

Rev:	Description:	Date:	By:	Chkd:

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Status: **FOR PLANNING**

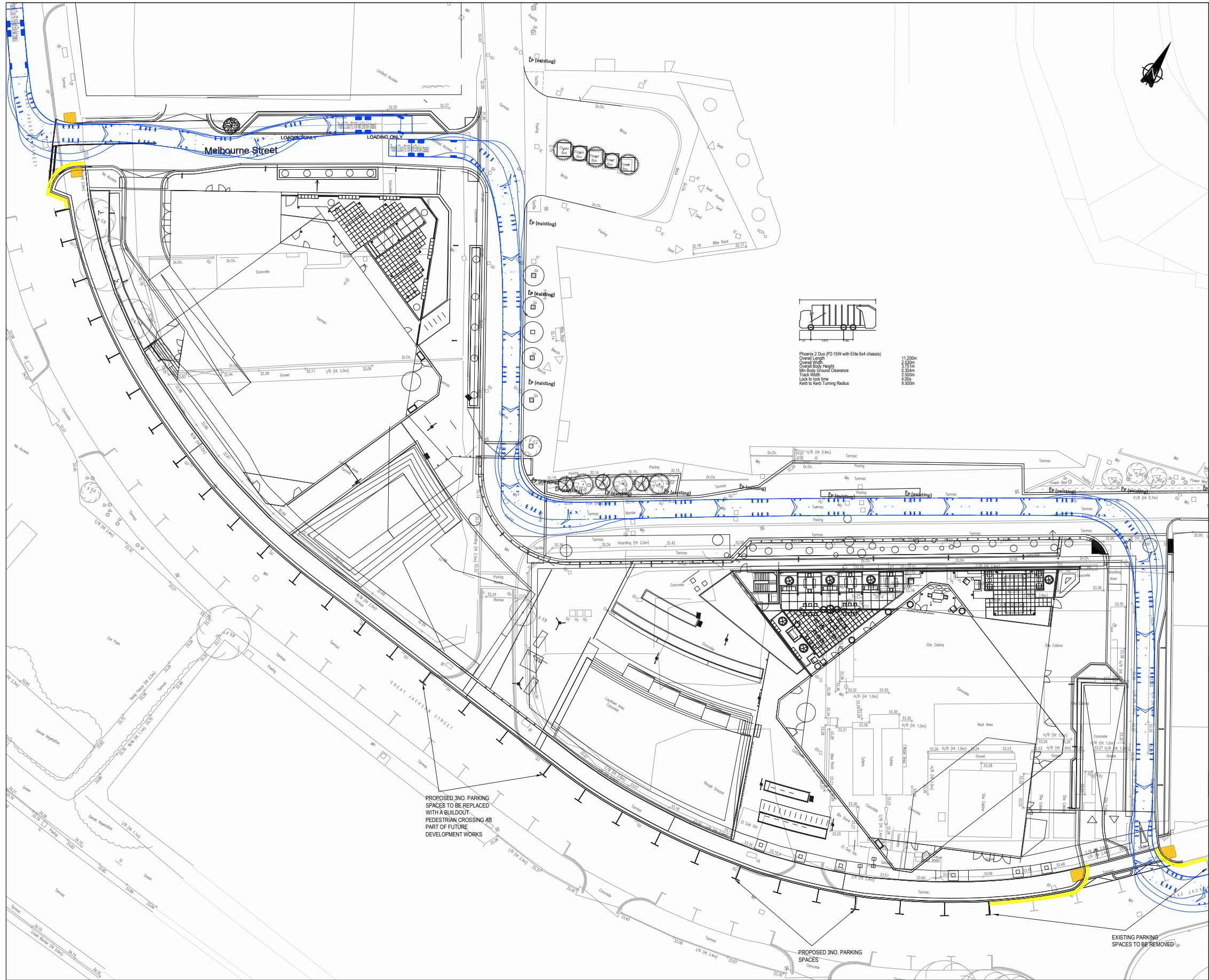
Project: **PLOT F - GREAT JACKSON STREET MANCHESTER**

Org Title: **SWEPT PATH ANALYSIS SERVICING**

Size:	Date:	Drawn By:	Designed By:	Checked By:
A1	01/06/21	DD	DD	CP

Scale:	1:300
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Project No:	Originator:	Volume:	Level:	Type:	Role:	Category / Number:	Rev:
78616	CUR	00	XX	DR	TP	05002	P07



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P01	FIRST ISSUE	19/02/25	HS	HS
Rev:	Description:	Date:	By:	Check:

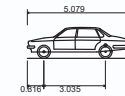
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Status:		SUITABLE FOR INFORMATION	S2
Project: PLOT F, GREAT JACKSON STREET			
Dig Title: SECTION 73 LAYOUT			

Drawn By	HS	Designed By	HS	Checked By	HS
Project No	078524	Date	19/02/25	Scale	@ A1 1:250
Project Code - Originator - Function - Spatial - Form - Discipline - Number					Revision
Z1-CUR - G700 - PL - GRD - 90110					P01





Large Car (2006)	
Overall Length	5.079m
Overall Width	1.872m
Overall Body Height	1.525m
Min Body Ground Clearance	0.310m
Max Track Width	1.831m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.900m

GENERAL NOTES:

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4. FOR GENERAL NOTES REFER TO DRAWING.

P02	TRACKING UPDATED	25/02/25	HS	HS
P01	FIRST ISSUE	19/02/25	HS	HS
Rev:	Description:	Date:	By:	Chkd:

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Status: **SUITABLE FOR INFORMATION** **S2**

Project: PLOT F, GREAT JACKSON STREET

Drg Title:

F1 CAR PARK ACCESS TRACKING

Drawn By HS	Designed By HS	Checked By HS
Project No 078524	Date 20/02/25	Scales @ A1 1:200

Project Code - Originator - Function - Spatial - Form - Discipline - Number		Revision
Z1-CUR -G700 - PL - GRD - 90111		P02



Proposed Scheme - Z1-TPM-G710-PL-XX-3851 102 - P4





