

6 June 2025

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

FAO Lucy Harrison

Dear Lucy

Plot F, Manchester – Variation of Condition Application to Planning Permission 132199/FO/2021

Please find enclosed an application to vary condition 2 attached to Planning Permission ref: 132199/FO/2021, in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended) (the “Application”). The Applicant is Renaker Build Ltd.

1. The Site

The Application Site comprises Plot F of the Great Jackson Street Framework area. The Site is bounded by Great Jackson Street to the south, Deansgate Square and Melbourne Street to the north, the Boatmans apartments to the east, and by industrial units to the west.

2. Background

On 1 July 2022 planning permission was granted for Plot F in Manchester City Centre (132199/FO/2021). The description of development is as follows:

“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.”

In September 2023, a Non-Material Amendment Application (Ref: 137793/NMC/2023) was approved to amend the accommodation schedule to reflect minor changes to the internal layout, unit numbers and electric vehicle charging of the proposal. A further Non-Material

Amendment Application (Ref: 140899/NMC/2024) was approved in September 2024 to reflect changes in the public realm and design in relation to the escape stair, external doors and basement.

The Site boundary overlaps with the site boundary for Crown Street Phase 3 (CSP3), which received a Resolution to Grant at Planning Committee in August 2024 for 4 residential towers (Ref: 137226/FO/2023). The area of overlap relates to Melbourne Street and part of Great Jackson Street. 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.

3. Proposed Amendments

This application proposes to vary Conditions 2 and 58 of the original application (ref: 132199/FO/2021) in relation to plan references referred in these conditions, to allow for highway and public realm changes to Melbourne Street and Great Jackson Street to ensure consistency with CSP3. The proposed amendments include:

Melbourne Street-

- 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. This would allow both towers (Tower F1 of Plot F and Tower E of Crown Street Phase 3) to be serviced from one side of the street. This will remove a potential 'chicane' type arrangement on 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 including additional trees in planters as proposed as part of the CSP3 application.

Great Jackson Street

- Highway layout to accommodate two-way movements with Melbourne Street
- Addition of two trees for wind mitigation required for CSP3.

Swept Path Analysis

Swept path analysis was submitted, consulted on and approved as part of CSP3 application in relation to Melbourne Street being two way 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 Plot F car park on Melbourne Street when entering / exiting from / to Great Jackson Street.

Waste Management Strategy

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

4. Compliance with Planning Policy

The key Development Plan documents relevant to the application are:

- The 2012 Manchester Core Strategy and the Addendum to the Manchester Core Strategy (2024);
- Saved Policies of the 2006 Manchester Unitary Development Plan (UDP); and
- The Places for Everyone Plan (2024).

Other material considerations associated with the Proposed Development are as follows:

- The National Planning Policy Framework (the “NPPF”) (2024);
- Supplementary Planning Documents (SPDs); and
- Planning Practice Guidance (PPG);

Document	Policy Compliance
Manchester Core Strategy (2012) and the Addendum to the Manchester Core Strategy (2024)	• <u>Policy EN9 (Green Infrastructure)-</u> Addition of trees for wind mitigation and changes to the landscape strategy contribute to enhancing green infrastructure. • <u>Policy T2 (Accessible areas of opportunity and need)-</u> Modification to two-way access on Melbourne Street and the associated highway layout changes on Great Jackson Street will create a more efficient and less disruptive layout for servicing and parking.

Places for Everyone (PfE) Plan (2024)	• <u>Policy C5 (Streets for all)</u>- The amendment will enhance the Melbourne Street's function, providing appropriate places and route for servicing and drop-off. • <u>Policy JP-C8 (Transport Requirements of New Development)</u>- The amendments will ensure safe and convenient access to the site and buildings for all users. • <u>Policy JP-P1 Sustainable Places</u> – The amendments will address microclimate issues such as wind through placement of trees.
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The proposed amendments comply with the Development Plan and material considerations, including the updated NPPF which was last amended in December 2024 and the Places for Everyone Plan which was adopted in March 2024. The proposals do not change the conclusions of any of the previously submitted reports and assessments.

5. Application Submission

The following documents are submitted with this application:

- Application Form and Notice Certificates;
- Site Location Plan;
- Section 73 Report (Doc ref: Z1-SHP-A180-RP-XX-S7301)
- Updated Site and Landscape plans. The table below identifies which drawings will be superseded by new drawings.

Approved Plan Reference	Drawing Title	Updated Plan Reference
Z1-SHP-G100-PL-Grd-B5D801 - P07	Site Wide Entrance Level 00	Z1-SHP-G100-PL-Grd-B5D801 - P08
F1-SHP-G200-PL-Grd-B5D801 - P05	F1 - GA Plan Entrance Level 00	F1-SHP-G200-PL-Grd-B5D801 - P06
Z1-TPM-G710-PL-XX-3851 101 - P2	Landscape General Arrangements	Z1-TPM-G710-PL-XX-3851 102 - P4
Z1-TPM-G710-PL-XX-3851 101 - P5	Landscape General Arrangements	No changes proposed

6. Deed of Variation s106

A Deed of Variation to the S106 will be required to detail any revised planning permission.

7. Summary

The Application has the Planning Portal reference: PP-13989758 and the application fee has been paid online.

The development is compliant with the policies of the Development Plan when considered as a whole and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact me or my colleague Rachel Poole (rpoole@deloitte.co.uk/ 0161 455 6272)

Yours sincerely

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

Deloitte LLP