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04 April 2025

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

Dear Lucy,

Plot D, Great Jackson Street, Manchester – Application for Temporary Planning Permission

On behalf of Renaker Build Ltd ("the Applicant"), please find enclosed an application for temporary planning permission in respect of the continued use of a temporary concrete batching plant, located on Plot D, New Jackson, on Great Jackson Street in Manchester City Centre.

The proposals seek temporary consent for a period of three years for the continued use of a concrete batching plant to facilitate the construction of the Applicant's nearby developments, located in the Great Jackson Street area, greater Manchester and in Salford.

Description of Development

The description of development as stated on the application form is:

> ***Temporary use of a concrete batching plant for the manufacture and distribution of ready mixed concrete, ancillary welfare car parking and administrative facilities and associated works.***

Background and Proposals

On 25 October 2016, temporary planning permission was granted for the Concrete Batching Plant at Plot D Great Jackson Street (113767/FO/2016). The Planning permission was subject to a Non-Material Amendment application which amended the temporary use of the site as a concrete batching plant from a three-year to five-year period (application ref. 114702/NMC/2016). The temporary facility facilitated the development of Deansgate Square (formerly Owen Street) which

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is now completed. On 30 November 2020, permission was granted to extend the use of the site as a batching plant for an additional five year period (ref. 128203/FO/2020). The batching plant supported the delivery of now-completed Crown Street Phase 1 development (ref. 119806/FO/2018) and Crown Street Phase 2 development (ref. 126668/FO/2020).

The Applicant has a significant development pipeline within Great Jackson Street, and the continued temporary use of the concrete batching plant will support such delivery. This includes Plot F (ref: 132199/FO/2021) and Crown Street Phase 3 (ref: 137226/FO/2023). The proposed continued temporary use will also support future construction taking place on schemes led by the Applicant in greater Manchester and Salford, including Trinity Islands and the Greengate area.

The proposed three-year timeframe for this temporary consent seeks to align with the impending determination of an application for redevelopment of Plot D, also submitted by the Applicant (ref. 137227/FO/2023). This application seeks permission for the following development on the site:

> ***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.***

This application has a resolution to grant planning permission at Planning Committee, and a decision notice will be issued once the s106 Agreement is signed. Once approved, the decision notice for Plot D will contain a standard condition requiring works to be implemented within a period of three years of the date of the permission.

Prior to any implementation of Plot D, the concrete batching plant will either cease operation, or will be amended, subject to further temporary permissions, allowing it to continue to operate while Plot D is under construction.

Submitted Documents

In addition to this covering letter and the application form, this application is supported by the following documents:

- Planning and Design and Access Statement, prepared by Deloitte LLP, dated April 2025
- Operational Management Plan, prepared by Heidelberg Materials, undated
- Plan 1: Site Location Plan, prepared by Heidelberg Materials, dated February 2025
- Plan 2: Existing Site Configuration, prepared by Heidelberg Materials, dated March 2025

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- Plan 3: Topographical Survey with Site Utilities, prepared by Heidelberg Materials, undated
- Plan 4: Proposed Site Layout Plan, prepared by Heidelberg Materials, dated February 2025
- Plan 5: Proposed Elevation Detail, prepared by Heidelberg Materials, dated February 2025
- Plan 6, Proposed Welfare Facilities, prepared by Heidelberg Materials, dated February 2025
- Plan 7: Proposed Site Lighting Arrangements, prepared by Heidelberg Materials, dated February 2025
- Dust Risk Assessment, ref. MAN.779.AQ.005.R.002, prepared by Enzygo, dated February 2025
- Transport Technical Letter, prepared by SK Transport Planning Ltd, dated 25 February 2025
- Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment, ref. 5818B/RMS V1.00 PCLRA, Rev 1, prepared by GeoAssist Limited, dated March 2025
- Noise Impact Assessment Letter, prepared by Fisher Acoustics, dated 17 February 2025

Application Fee and Summary

Payment of the planning application fee in the sum of £1,277 has been made via the Planning Portal. I would be grateful if you could please confirm receipt of this fee.

We would be grateful for written confirmation of receipt and registration of this application. If any clarification is required, please do not hesitate to contact Rachel Poole (0161 455 6272 / rpoole@deloitte.co.uk).

Yours sincerely

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