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11 November 2024

Jen Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Ref: PP- 13550291

Dear Jen,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION SUBMITTED UNDER SECTION 73 RELATING TO LAND BOUNDED BY JACKSON'S ROW / BOOTLE STREET / SOUTHMILL STREET AND 201 DEANSGATE, MANCHESTER
(APPLICATION REFERENCE: 137873/JO/2023)

Please find enclosed an application submitted under section 73 of the Town and Country Planning Act (1990) (as amended) to make minor material amendments to the planning consent referenced 137873/JO/2023. The application relates to the comprehensive redevelopment of the site bounded by Southmill Street, Jackson's Row, Bootle Street and 201 Deansgate in Manchester city centre. The development is known as 'St Michael's'.

The approved description of development under 137873/JO/2023 is:

> *"Variation of planning conditions 2 and 7 attached to planning permission 135827/JO/2022 to allow increase in height of building by two floors to facilitate the increase in the number of residential apartments from 213 to 229, reconfiguration of level 6 hotel, amendment to basement cycle store and other associated elevational alterations."*

The Phase 2 works, which comprise the construction of the office building and conversion of the former police station (known at No. 1 St Michael's), are progressing on site. Through the detailed design process of Phase 3, which comprises the erection of the tower and associated podium, a number of relatively minor changes to the approved scheme have been identified; these represented design, functional and operational improvements. The applicant wishes to progress these changes through a Section 73 application. It is important to stress from the outset that the proposed changes, when viewed in the context of the overall scheme, are considered to be minor.

The minor changes now proposed to Phase 3 (known as No.2) comprise:

The main changes are:

1. At basement -01 level the level of residential cycle spaces has been reduced from 216 to 87 – justification for this has been provided in the Urbanbubble Local Bike Survey.
2. At Level 00, a new entrance via an additional stair around the lift core is proposed, providing access to Level 01.
3. Terraces have been added at Level 01 & re-located at Level 06.
4. Office Suite space at Level 01 has been re-located to Level 06, allowing for Hotel Conference, Pre- Function and Back of House space to move to Level 01.
5. A residential level has been re-allocated to hotel space, hotel levels previously ran from 07-16 and now run from 07-17. Level 07 has partially retained guest rooms whilst allocating space to a resident's lounge and staff space.

In terms of elevational changes:

Western Elevation: Windows removed from Level 06 and lourves composition set out has been changed to match the amended MEP. The finish to the wall now matches No.1 with aluminium plinth and render above. CGI's are provided to illustrate how the render and interaction with the adjacent building would work.

The render wall to the boundary with 201 Deansgate is not overlooked from other buildings and can't be seen from Jacksons Row and Bootle Street, except at a very obscure / oblique angle, as the building is only 1m from the boundary, and there is a fire escape route out the back of 201 Deansgate. There will be a momentary / glancing view down the strip to the boundary, the intention is to colour the render to match the GRC, as building 1 on the Jacksons Row façade and beneath the bridge link, and panelise this in a similar way to the treatment to the render covering the existing brickwork on the rear of the Police Station. The treatment extends up to level 6, roughly at roof level of 201 Deansgate, so can't be seen from Deansgate or above roof level from Jacksons Row or Bootle Street, as the streets are too narrow to stand back far enough.

Jacksons Row Elevation: The door positions have changed at ground floor to Jacksons Row, additional door added to stair to events space at level 01. Light box detail above hotel entrance, this area is required to be solid for acoustics.

The intention is that the facade over the hotel entrance will be a continuation of the first floor glazed façade with silicon joints rather than caps.

The glass would be obscure / frosted glass, to screen the acoustic wall behind. This is shown on the elevations. We would hope that, the actual finish of the obscured / frosted glass could be dealt with on the schedule of materials and samples sign off.

Fin set-out and heights have been altered to accommodate extended floor to floor at Level 01. Terrace added to the office at L06.

Boole Street Elevation: The louvres and windows to L01 have been removed as there are no longer any services at this level. Fin set-out and heights have been altered to accommodate extended floor to floor at Level 01.

Block A Courtyard Elevation: The terrace has been removed to Level 06 and moved to Jacksons Row elevation. The facade has been pulled out at ground level and used to form a series of balconies to the Level 01 events space.

Fin set-out and heights have been altered to accommodate extended floor to floor at Level 01.

Tower: The tower height has increased by 390mm due to development of the design and structure and to maintain buildability. The balconies now start a floor later as a floor of residential us has been changed to hotel.

The Section 73 Supplementary Design Report, prepared by Hodder + Partners, describes and explains the proposed changes to the approved scheme.

Given the minor nature of the changes proposed it was not considered necessary to update the previously submitted Environmental Statement.

Conditions to be Amended

Conditions 2 (approved plans and documents) and 7 (Waste Management Strategy) of the consented development ref. 137873/JO/2023 are the only conditions required to be amended.

The wording of Condition 2 is proposed to be amended to reference the updated plans as set out below.

Plans
Submitted in support of this application are the following revised plans:

Condition 2	
Approved	**Revised**
0643-HOD-S73-100 (P02) - BASEMENT B3 PLAN	HOD-S73-100-BASEMENT B3 PLAN-P03
0643-HOD-S73-101 (P02) - BASEMENT B2 PLAN	HOD-S73-101-BASEMENT B2 PLAN-P03
0643-HOD-S73-102 (P02) - BASEMENT B1 PLAN	HOD-S73-102-BASEMENT B1 PLAN-P03
0643-HOD-S73-103 (P02) - GROUND LEVEL GA PLAN	HOD-S73-103-GROUND LEVEL GA PLAN-P04
0643-HOD-S73-104 (P02) - LEVEL 01 GA PLAN	HOD-S73-104-LEVEL 01 GA PLAN-P04
0643-HOD-S73-105 (P02) - LEVEL 02 GA PLAN	HOD-S73-105-LEVEL 02 GA PLAN-P03
0643-HOD-S73-106 (P02) - LEVEL 03 GA PLAN	HOD-S73-106-LEVEL 03 GA PLAN-P03
0643-HOD-S73-107 (P02) - LEVEL 04 GA PLAN	HOD-S73-107-LEVEL 04 GA PLAN-P03
0643-HOD-S73-108 (P02) - LEVEL 05 GA PLAN	HOD-S73-108-LEVEL 05 GA PLAN-P03
0643-HOD-S73-109 (P02) - LEVEL 06 GA PLAN	HOD-S73-109-LEVEL 06 GA PLAN-P03
0643-HOD-S73-110 (P02) - LEVEL 07 GA PLAN	HOD-S73-110-LEVEL 07 GA PLAN-P03
0643-HOD-S73-111 (P02) - LEVEL 08 GA PLAN	HOD-S73-111-LEVEL 08 GA PLAN-P03
0643-HOD-S73-112 (P02) - LEVEL 09 GA PLAN	HOD-S73-112-LEVEL 09 GA PLAN-P03
0643-HOD-S73-113 (P02) - LEVEL 10 GA PLAN	HOD-S73-113-LEVEL 10 GA PLAN-P03
0643-HOD-S73-114 (P02) - LEVEL 11 GA PLAN	HOD-S73-114-LEVEL 11 GA PLAN-P03
0643-HOD-S73-115 (P02) - TOWER GA PLANS - HOTEL	HOD-S73-115-TOWER GA PLANS - HOTEL-P03
0643-HOD-S73-116 (P02) - TOWER GA PLANS - RESIDENTIAL	HOD-S73-116-TOWER GA PLANS - RESIDENTIAL-P03
0643-HOD-S73-117 (P02) - TOWER GA PLANS - RESIDENTIAL	HOD-S73-117-TOWER GA PLANS - RESIDENTIAL-P03
0643-HOD-S73-118 (P02) - SITE ROOF PLAN	HOD-S73-118-SITE ROOF PLAN-P03
0643-HOD-S73-201 (P02) - ELEVATIONS - EAST & WEST	HOD-S73-201-ELEVATIONS - EAST & WEST-P03
0643-HOD-S73-202 (P02) - ELEVATIONS - NORTH	HOD-S73-202-ELEVATIONS - NORTH-P04
0643-HOD-S73-203 (P02) - ELEVATIONS - SOUTH	HOD-S73-203-ELEVATIONS - SOUTH-P03

0643-HOD-S73-204 (P02) - ELEVATIONS - COURTYARD BLOCK A AND BLOCK B	HOD-S73-204-ELEVATIONS - COURTYARD BLOCK A AND BLOCK B-P03
0643-HOD-S73-251 (P02) - BUILDINGS SECTIONS - WEST-EAST	HOD-S73-251-BUILDINGS SECTIONS - WEST-EAST-P03
0643-HOD-S73-252 (P02) - BUILDINGS SECTIONS - WEST-EAST BRIDGE	HOD-S73-252-BUILDINGS SECTIONS - WEST-EAST BRIDGE-P03
0643-HOD-S73-253 (P02) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK A	HOD-S73-253-BUILDINGS SECTIONS - NORTH-SOUTH BLOCK A-P03
0643-HOD-S73-254 (P02) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK B	HOD-S73-254-BUILDINGS SECTIONS - NORTH-SOUTH BLOCK B-P03

Only the plans that have revisions are submitted and are listed above. Plans not listed remain unchanged.

The remaining conditions attached to consent reference 137873/JO/2023 are to be unaltered.

I trust the content of the application is satisfactory to allow you to validate the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any additional queries please do not hesitate to contact me. I hope to hear from you in due course.

Yours sincerely,



Nikki Sills
Partner