



Planning

Lucy Harrison
Telephone: 0161 234 5795
lucy.harrison@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Phillip Dorin
Renaker
Renaker Build Ltd
1st Floor NQ Building
47 Bengal Street
Manchester
M4 6BB

Date: 26 September 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 140899/NMC/2024

Description: Non-material amendment to planning permission 132199/FO/2021, as amended by 137793/NMC/2023, comprising design and public realm alterations.

Location: Car Park, Great Jackson Street, Manchester, M15 4NJ

I refer to your application for a non-material amendment to planning permission reference 132199/FO/2021.

The proposal seeks alterations to the approved plans due to the removal of the above ground capping beam, changes to the configuration of the escape stair and changes to the configuration of external doors.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 132199/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132199/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents:

Context Drawings

10334-Z1-SHP-G000-PL-Grd-B5D803 P01 Site Wide - Application Boundary Plan
10334-Z1-SHP-G000-PL-Grd-B5D804 P02 Site Wide - Ground Phasing Plan
10334-Z1-SHP-G000-PL-B1-B5D801 P01 Site Wide - Basement Phasing Plan
10334-Z1-SHP-G000-PL-Grd-B5D805 P01 Site Wide - Reference Plan
10334-Z1-SHP-JC20-PL-Grd-B5D801 P01 Site Wide - Demolition Plan

Site Wide Plans

10334-Z1-SHP-G100-PL-B3-B5D801 P02 Site Wide Plan - Level B3 Basement
10334-Z1-SHP-G100-PL-B2-B5D801 P02 Site Wide Plan - Level B2 Basement
10334-Z1-SHP-G100-PL-B1-B5D801 P02 Site Wide Plan - Level B1 Basement
10334-Z1-SHP-G100-PL-Grd-B5D801 P07 Site Wide Plan - Level 00 Entrance Level
10334-Z1-SHP-G100-PL-01-B5D801 P03 Site Wide Plan - Level 01 Amenity Level
10334-Z1-SHP-G100-PL-02-B5D801 P03 Site Wide Plan - Level 02 Minimum apartment level
10334-Z1-SHP-G100-PL-04-B5D801 P02 Site Wide Plan - Level 04 Typical apartment level
10334-Z1-SHP-G100-PL-05-B5D801 P02 Site Wide Plan - Level 05 Typical apartment level
10334-Z1-SHP-G100-PL-11-B5D801 P02 Site Wide Plan - Level 11 Maximum apartment level
10334-Z1-SHP-G100-PL-49-B5D801 P03 Site Wide Plan - Level 49 Lower Duplex Level
10334-Z1-SHP-G100-PL-50-B5D801 P03 Site Wide Plan - Level 50 Upper Duplex Level
10334-Z1-SHP-G100-PL-51-B5D801 P02 Site Wide Plan - Plan - Level 51
10334-Z1-SHP-G100-PL-RF-B5D801 P02 Site Wide Plan - Top of Parapet

F1 Tower Plans

10334-F1-SHP-G200-PL-B3-B5D801 P02 GA Plan - Level B3 Basement
10334-F1-SHP-G200-PL-B2-B5D801 P02 GA Plan - Level B2 Basement
10334-F1-SHP-G200-PL-B1-B5D801 P02 GA Plan - Level B1 Basement
10334-F1-SHP-G200-PL-Grd-B5D801 P05 GA Plan - Level 00 Entrance Level
10334-F1-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level
10334-F1-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level
10334-F1-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level
10334-F1-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level
10334-F1-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level
10334-F1-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level
10334-F1-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level
10334-F1-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51
10334-F1-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level
10334-F1-SHP-G200-SK-Grd-010 P01 - F1 Ground Floor Bin Collection Point
10334-F1-SHP-G200-SK-B1-005 P01 - Sketch GA Plan Level B1 MCC Bin Collection Only Option

F2 Tower Plans

10334-F2-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement
10334-F2-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement
10334-F2-SHP-G200-PL-Grd-B5D801 P06 GA Plan - Level 00 Entrance Level
10334-F2-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level
10334-F2-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level
10334-F2-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level
10334-F2-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level
10334-F2-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level

10334-F2-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level
10334-F2-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level
10334-F2-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51
10334-F2-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level
10334-F2-SHP-G200-SK-Grd-008 P01 - F2 Ground Floor Bin Collection Point
10334-F2-SHP-G200-SK-B1-001 P01 - Sketch GA Plan F2 Level B1 MCC Bin Collection
Only Option

Site Wide Elevations

10334-Z1-SHP-G100-EL-XX-B5D801 P01 Site Wide North Elevation
10334-Z1-SHP-G100-EL-XX-B5D802 P02 Site Wide South Elevation
10334-Z1-SHP-G100-EL-XX-B5D803 P01 Site Wide East Elevation
10334-Z1-SHP-G100-EL-XX-B5D804 P01 Site Wide West Elevation
10334-Z1-SHP-G100-EL-XX-B5D805 P01 Site Wide Elevation Section AA
10334-Z1-SHP-G100-EL-XX-B5D806 P01 Site Wide Elevation Section BB
10334-Z1-SHP-G100-SE-XX-B5D801 P01 Site Wide - Long section

F1 Elevations

10334-F1-SHP-G100-EL-XX-B5D801 P02 F1 Elevation
10334-F1-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation (approved under
CDN/24/0623)
10334-F1-SHP-G251-EL-XX-9001 P02 F1 Envelope Elevations - Podium Elevations
Matrix (approved under CDN/24/0623)

F2 Elevations

10334-F2-SHP-G100-EL-XX-B5D801 P02 F2 Elevation
10334-F2-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation

F1 Detailed Elevations

10334-F1-SHP-G251-DE-XX-B5D801 P01 F1 Tower - Typical detailed elevation
10334-F1-SHP-G251-DE-XX-B5D802 P01 F1 Tower - Minimum corner detailed elevation
10334-F1-SHP-G251-DE-XX-B5D803 P01 F1 Tower - Parapet detailed elevation
10334-F1-SHP-G251-DE-XX-B5D804 P02 F1 Podium - Typical elevation (approved under
CDN/24/0623)

F2 Detailed Elevations

10334-F2-SHP-G251-DE-XX-B5D801 P01 F2 Tower - Typical detailed elevation
10334-F2-SHP-G251-DE-XX-B5D802 P01 F2 Tower - Maximum corner detailed elevation
10334-F2-SHP-G251-DE-XX-B5D803 P01 F2 Tower - Parapet detailed elevation
10334-F2-SHP-G251-DE-XX-B5D804 P01 F2 Podium - Typical elevation

Landscape Drawings

Z1-TPM-G710-PL-XX-3851 101 P02 Landscape General Arrangements
F1-TPM-G710-PL-XX-3851 102 P01 Tower F1: Ground Floor Private Garden
F2-TPM-G710-PL-XX-3851 103 P01 Tower F2: Ground Floor Private Garden
Z1-TPM-G710-PL-XX-3851 104 P02 Hardworks
Z1-TPM-G710-PL-XX-3851 105 P02 Lighting Layout
Z1-TPM-G710-PL-XX-3851 201 P02 Public Realm: Planting Plan
F1-TPM-G710-PL-XX-3851 202 P01 Tower F1: Private Garden Planting Plan

F2-TPM-G710-PL-XX-3851 203 P01 Tower F2: Private Garden Planting Plan
21-TPM-G710-PL-XX-3851 101 P1 Plot F Proposed Trees

Reports and Correspondence

PR-TPM-G710-RP-GRD-3851 501 P02 Landscape Design Statement
PR-TPM-G710-RP-GRD-3851 502 P01 Landscape Management Report
PR-TPM-G710-RP-GRD-3851 503 P01 Tree Management Strategy
10334-Z1-SHP-A180-RP-XX-B5D802 P03 Design and Access Statement dated October 2021 by SimpsonHaugh and Partners
10334-Z1-SHP-A180-RP-XX-B5D803 P01 Design and Access Statement Addendum dated December 2021 by SimpsonHaugh and Partners

F1-SHP-A180-RP-XX-B5D801 P02 Tower F1 Podium Design (approved under CDN/24/0623)
Z1-SHP-A180-RP-XX-NMA02 P05 Non-Material Amendment 25.09.2024

Television Desk-Based Report by Pager Power dated October 2021
Radar Mitigation Scheme agreed with NATS (En Route) plc;
Highways and Transport - Post-Submission Response by Curtins dated 25 February 2022;
Environmental Statement Non-Technical Summary dated November 2021;
Environmental Statement: Volume 1 dated November 2021;
Environmental Statement: Volume 2 dated October 2021;
Archaeological Desk-Based Assessment Report No. SA/2021/31 Version 1 by Salford Archaeology;
Written Scheme of Investigation (WSI) for an Archaeological Evaluation of Plot F, Great Jackson Street Version 1, dated 5 November 2021;
Aviation Safety Assessment dated October 2021 by Pager Power
Broadband Connectivity Assessment dated October 2021 by Pager Power
Crime Impact Statement 15 July 2021 Reference: 2021/0264/CIS/01 by Greater Manchester Police;
Management Strategy by Zenith Property Management received by the City Council as local planning authority on 12 November 2021;
Fire Statement Form received by the City Council as local planning authority on 12 November 2021;
Plot F Local Labour Agreement - July 2021;
Summertime Internal Environment CIBSE TM59 Overheating Analysis by Futureserv Ltd
Environmental Standards and Energy Statement Ref: 2021.072 dated November 2021 by Element Sustainability;
Written Scheme of Investigation for an Archaeological Evaluation by Salford Archaeology Revision 1.0 dated 5 November 2021;
Planning and Tall Building Statement dated November 2021 by Deloitte;
Acoustics Ventilation & Overheating Assessment Technical Note Ref: T01-PR0660-MPF dated 3/11/2021 by Fisher Acoustics;
Arboricultural Impact Assessment with Tree Protection Measures dated 22 July 2021 by Godwins Arboricultural Limited;
Ecological Survey and Assessment dated October 2021 by ERAP;
Flood Risk Assessment and Drainage Strategy Revision V05 Ref: 078524-CUR-XX-XX-RP-C-92001 dated 20 October 2021 by Curtins;
Geotechnical and Geoenvironmental Desk Study dated 8 October 2021 by Coffey;
HSE Substantive Response pgo-0684 by Hoare Lea;
The agent's email (Jennifer Chatfield of Deloitte) to Lucy Harrison dated 25 January 2022 with subject title: App Ref: 132199/FO/2021 - Plot F GJS - GMFRS; and

Cameron Radford of Deloitte's email to Lucy Harrison of Manchester City Council dated 22 September 2023 agreeing a revised wording for conditions 38 and 67.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing