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14 August 2024

Manchester City Council
PO Box 532
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FAO: Jennifer Atkinson

Dear Jennifer,

Arundel Street, Manchester – Application for Minor Material Amendments to Planning Permission 123261/FO/2019 (as amended by 134385/NMC/2022 and 138299/NMC/2023)

Please find enclosed an application under Section 73 ('S73') of the Town and Country Planning Act 1990 for proposed minor material amendments to Planning Permission 123261/FO/2019 (hereby referred to as the 'Arundel Street permission'). The Applicant is Logik Developments (Arundel Street) Limited (the 'Applicant').

The extant Arundel Street permission was granted on 23 August 2019 for:

"Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work."

The purpose of the application is largely to bring the proposed development into line with requirements introduced following the grant of planning permission through the Building Safety Act, as well as current Building Regulations, improving the thermal performance/energy efficiency of the building and in relation to Acoustics, Ventilation and Overheating. The proposals also increase the number of homes within the development from 355 to 366 due to amended proposals for the DOT Building again.

To enable sufficient time for the procurement of the contractor following this application being determined, the Applicant also seeks to extend the timescales for when the appointment of a main contractor for Phase 2 of the works is required (under the terms of Condition X, from 31 December 2024 to 16 May 2026.

This application should be read in conjunction with a s96a application (Planning Portal ref. PP-13307446) submitted concurrently to amend the description of development in with the proposed increase in residential apartments.in the scheme has increased slightly as part of this s73 application.

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Furthermore, an EIA Screening Request is submitted, confirming that no changes are required to the original EIA. This approach has been agreed with the Manchester City Council ('MCC') planning officers.

Should the application proposals be granted planning permission, then a Deed of Variation to the current s106 Agreement will be required. This will include reference to the new planning permission and the proposed extension of construction timescales with reference to Paragraphs 1.2.2 and 1.2.3 of the First Schedule.

Background

Original consent

On 23 August 2019, Planning Permission was granted for the Arundel Street development (ref: 123261/FO/2019), including the erection of two residential blocks ranging from 8 to 23 storeys, refurbishment of the existing DOT building and other associated works. In summary, the application included the following:

- 355 residential apartments across the new build element and the retained 4-storey DOT Building,
- Ground floor commercial floorspace (A1, A2, B1, D1 and D2) within units fronting Arundel Street and in the DOT Building fronting Ellesmere Street.
- 31 car parking spaces within a secure central courtyard, including 4 spaces for disabled people.
- 361 secure cycle parking spaces (over 1:1 provision).
- Access and servicing arrangements from Ellesmere Street.
- A roof garden for occupiers of Building 1.

The proposed development has subsequently been the subject of the following non-material amendments which form part of the extant planning permission for the Site.

2022 NMA

An application under s96a of the Town and Country Planning Act 1990 (as amended) (ref. 134385/NMC/2022) was approved on 12 August 2022 for non-material amendments to the scheme to update the internal configuration of the proposed apartments and social space, and consequential changes to the façade. The application also amended the layout of the DOT building to reflect commercial as opposed to residential uses. In addition, of the s96a facilitated the delivery of enabling works and drainage works (identified as Phase 1) with the completion of the remainder of the development identified as Phase 2. Subsequently, the Phase 1 works have been implemented accordingly.

2023 NMA

A further application for non-material amendments (ref. 138299/NMC/2023) was approved on 30 October 2023 to extend the construction programme to allow for further design development to be captured in a subsequent application. This extended the timescales for when the contractor for Phase 2 is appointed from 31 October 2023 to 31 December 2024, as currently reflected under Condition 43.

Proposed design amendments

The proposed design amendments are as a result of changes in building regulations and standards since planning approval, as well as design refinements to the scheme. The proposed amendments have been

subject to pre-application consultation with MCC, which has confirmed support in principle for the revised proposals. The amendments are summarised below and set out in more detail within the submitted Design and Access Statement ('DAS') Addendum, prepared by SimpsonHaugh. Building numbers referred to are shown in Figure 1 below.

- Introduction of a second staircase internally, in response to fire safety requirements, to serve all levels of Building 2 (cross refer to the diagram below for building references) with associated adjustments to the core arrangement.

- Adjustments to the internal core arrangement for Building 1 and associated building services strategy.

- The residential floor to floor heights in Buildings 1 and 2 have been slightly reduced but remain in line with Manchester's Residential Quality Guidance recommendations in this regard.

- Adjustments to the ground floor general arrangement (high level details provided in italics below) - principally to update means of escape routes in response to updated Building Regulations regarding fire safety; with refinements to the project brief for residents' amenity, building management support spaces and rationalisation of functional spaces such as refuse/cycle storage to suit the functional brief of the Applicant.

    - Building 1 is largely consistent with the approved scheme, with commercial floorspace fronting Arundel Street and Worsley Street, and the main residential entrance located on the corner of the two streets. The entrance foyer is supported by building management spaces.

    - Cores A and B have been upgraded to fire-fighting cores, in response to the fire safety regulations, comprising additional compartmentation, dedicated building services and evacuation lifts.

    - Building 2 retains a combination of plant spaces and refuse stores as the approved scheme but includes a second staircase within Core C, which serves all floors of the tower, in response to the fire safety regulations.

    - Along with the introduction of a second staircase to Building 2, its residential entrance remains from the central courtyard, and leads to an additional residents' amenity which is proposed to be a gym facility.

    - Cycle storage has been relocated within Building 1 and the frontage towards Ellesmere Street and the Mancunian Way is composed mainly of plant rooms and the residents' amenity.

    - Access for cars, cycles, pedestrian and serving remains as the approved scheme.

- Adjustment to the façades of Buildings 1 and 2, e.g. At the upper levels, increases in height and width of the brick supergrid piers/spandrels have been made to achieve an appropriate ratio of solid to glazed elements that meets the required thermal and overheating performance criteria; while retaining the articulation, materiality, and component elements of the approved scheme.

- Adjustments to the landscaped spaces at Level 00, Levels 08 and 09 of Building 1 and Level 11 of Building 2, e.g. the hard landscaping and planters to Worsley Street have been adjusted to suit extended fire appliance route to the fire fighting cores within; and the hard landscaping and planters to Worsley Street have been adjusted to suit extended fire appliance route to the fire fighting cores within - while retaining the design intent for the landscaping of the approved scheme.

- The proposed development includes updates to the ground floor of Buildings 1 and 2 to comply with fire safety and Building Regulations, resulting in an increased core footprint and plant space. The undercroft of Building 1 retains 4 parking spaces, with an additional 20 spaces located externally within the courtyard. This means that the car parking total changes from 31 to 24. Car parking spaces have been omitted to accommodate updated regulations, rationalise storage, improve resident access, and include additional amenities and support spaces while maintaining compliance with local policy and guidance. 3 of the proposed parking spaces are designed in line with accessibility standards for disabled people which exceeds the requirements set by Manchester City Council.



Figure 1 - Diagram of proposed development (Source: SimpsonHaugh)

As a result of the above design amendments, there has been a change to the residential unit quantum and mix, commercial floorspace quantum and parking provision. The changes are set out within the revised accommodation schedule, which is submitted with this application, and summarised below.

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Residential Numbers

The proposed design amendments introduce 11 2B4P units in the DOT Building and alter the unit mix within Buildings 1 and 2 due to the revised layouts, as set out in Table 1 below.

Table 1 - Residential unit mix - consented and proposed

No. beds	Building	2022 Approved scheme		Proposed amendments	
		Quantum	*Unit mix*	*Quantum*	*Unit mix*
1-bed	Buildings 1&2	113	31.8%	121	33.1%
	Building 3	0		0	
2-bed	Buildings 1&2	223	62.8%	212	61.5%
	Building 3	0		11	
3-bed	Buildings 1&2	19	5.4%	22	5.4%
	Building 3	0		0	
Total		355	-	366	-

Commercial Floorspace

The extant planning permission approves commercial floorspace at ground floor level of Building 1 and Levels 02 and 03 of Building 3, totalling 643.7sqm NIA, along with 479sqm NIA commercial floorspace at Levels 00 and 01 of Building 3.

The proposed amendments retain the commercial floorspace at ground floor level of Building 1, totalling 298sqm NIA. The commercial space within Building 3 (DOT Building) has been omitted.

Parking

The proposed development will provide a total of 25 car parking spaces, of which three are disabled parking spaces. All spaces will be located within the ground floor internal courtyard. This represents a reduction of 6 parking spaces from the originally proposed 31 parking spaces. The local area benefits from an excellent level of public transport accessibility and the surrounding area has evolved in recent years to be an extension to the city centre, resulting in improved infrastructure and new key amenities. Since the original permission, Manchester City Council's desire to reduce car usage has strengthened with increased control of parking and encouragement of car-free development. This is further supported by measures set out in the Framework Travel Plan to encourage alternative travel methods. Therefore, it is considered the proposed parking provision is appropriate to the scale and nature of the development.

Although the cycle storage space has been rationalised, the approved number of cycle spaces has been retained and residents will still benefit from a 1:1 ratio of secure cycle parking. 11 cycle parking spaces will be provided in the DOT Building, while 355 cycle parking spaces will be located at ground floor of Buildings 1 and 2.

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Conditions to be amended

In order for the proposed amendments to be reflected within the original Planning Permission (ref: 123261/FO/19), the wording of Conditions will need to be amended. This is to take into account the relevant revised drawings, documents and amended construction timescales.

The existing wording for Condition 2 of Planning Permission ref: 123261/FO/2019 (incorporating changes made through NMA permissions ref. 134385/NMC/2022 and 138299/NMC/2023) is as follows:

> *"The development hereby approved shall be carried out in accordance with the following drawings and documents:*
>
> *Drawings*
>
> *10090-1903-A-G100-XP-010, 10090-1903-A-G100-XP-100, 10090-1903-A G200-XP-100, 10090-1903-A-G200-XP-120, 10090-1903-A-G200-XP-150, 10090-1903-A-G200-XP-151, 10090-1903-A-G200-XE-101, 10090-1903-A-G200-XE-102, 10090-1903-A-G200-XE-103, 10090-1903-A-G200-XE-104, 10090-1903-A-G200-XS-101, 10090-1903-A-G200-XS-111, 10090-1903-A-G200-E-150, 10090-1903-A JC20-P-100, 10090-1903-A-JC20-P-120, 10090-1903-A-JC20-P-150, 10090-1903-A-JC20-P-151, 10090-1903-A-G200-P-166 and 10090-1903-A-JC20-E-150 all stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019*
>
> *10090-1903-A-G100-P-100 REV P1, 10090-1903-A-G200-E-101 Rev P2, 10090-1903-A-G200-E-102 Rev P2, 10090-1903-A-G200-E-103 Rev P2, 10090-1903-A-G200-E-104 Rev P2, 10090-1903-A-G200-E-151 Rev P2, 10090-1903-A-G200-P-100 Rev P2, 10090-1903-A-G200-P-101 Rev P2, 10090-1903-A-G200-P-102 Rev P2, 10090-1903-A-G200-P-103 Rev P1, 10090-1903-A-G200-P-104 Rev P2, 10090-1903-A-G200-P-105 Rev P2, 10090-1903-A-G200-P-108 Rev P2, 10090-1903-A-G200-P-109 Rev P2, 10090-1903-A-G200-P110 Rev P2, 10090-1903-A-G200-P-111 Rev P2, 10090-1903-A-G200-P-112 Rev P2, 10090-1903-A-G200-P-113 Rev P2, 10090-1903-A-G200-P-120 Rev P1, 10090-1903-AG200-P-121 Rev P1, 10090-1903-A-G200-P-122 Rev P2, 10090-1903-A-G200-P-140 Rev P2, 10090-1903-A-G200-P-161 Rev P2, 10090-1903-A-G200-P-162 Rev P2, 10090- 1903-A-G200-P-163 Rev P2, 10090-1903-A-G200-P-164 Rev P2, 10090-1903-A-G200-P165 Rev P2, 10090-1903-A-G200-S-101 Rev P2, 10090-1903-A-G200-S-102 Rev P02, 10090-1903-A-G200-S-103 Rev P2, 10090-1903-A-G200-S-104 Rev P2, 10090-1903-AG200-S-111 Rev P2, 10090-1903-A-G200-S-112 Rev P2, 10090-1903-A-G251-D-181 Rev P2, 10090-1903-A-G251-D-182 Rev P2 and 10090-1903-A-G251-D-183 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022.*
>
> *Supporting Information*
>
> *Environmental statement (including construction, historic environment, townscape and visual impact, noise and vibration, sunlight and daylight, wind and microclimate and air quality) stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019 Design and access statement, Planning and Tall buildings statement, Statement of consultation, residential management strategy prepared by GC consulting, Crime Impact Statement (version B) prepared by Greater Manchester Police, Transport Statement prepared by Curtins, Travel Plan Framework prepared by Curtins, Flood Risk Assessment prepared by Curtins, phase 1 ecological survey prepared by ERAO, tree survey and management strategy prepared by Godwins tree consultants, archaeological desktop assessment prepared by Salford Archaeology, ground conditions statement prepared by Ian Farmer Associates and*

TV reception survey prepared by G-Tech stamped as received by the City Council, as Local Planning Authority, on the 10 April 2019

Ventilation strategy (REP-0405920-08-NN-20190312 REVD), Energy Strategy (REP-2323250-05-LR-20220316 REV02), Energy and Environmental Standards Statement (REP-2323250-05-LR-20220316-REV02) and waste management strategy (081100-CUR-XX-XX-T-TP-00001-P02) stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022.

Arundel Street - Phasing Plan dated October 2023, prepared by Sisk received by the City Council, as Local Planning Authority, on the 11 October 2023"

In order to reflect the revised drawings and supporting information within Planning Permission ref: 123261/FO/2019, the following amended wording of Condition 2 is proposed with updated documents and drawings in **bold**:

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

Drawings

10090-1903-A-G100-XP-010, 10090-1903-A-G100-XP-100, 10090-1903-A G200-XP-100, 10090-1903-A-G200-XP-120, 10090-1903-A-G200-XP-150, 10090-1903-A-G200-XP-151, 10090-1903-A-G200-XE-101, 10090-1903-A-G200-XE-102, 10090-1903-A-G200-XE-103, 10090-1903-A-G200-XE-104, 10090-1903-A-G200-XS-101, 10090-1903-A-G200-XS-111, 10090-1903-A JC20-P-100 and 10090-1903-A-JC20-P-120 all stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019

10090-1903-A-G100-P-100 Rev P2, 10090-1903-A-G200-E-101 Rev P3, 10090-1903-A-G200-E-102 Rev P3, 10090-1903-A-G200-E-103 Rev P3, 10090-1903-A-G200-E-104 Rev P3, 10090-1903-A-G200-E-151 Rev P3, 10090-1903-A-G200-P-100 Rev P2, 10090-1903-A-G200-P-101 Rev P3, 10090-1903-A-G200-P-102 Rev P3, 10090-1903-A-G200-P-103 Rev P2, 10090-1903-A-G200-P-104 Rev P3, 10090-1903-A-G200-P-105 Rev P3, 10090-1903-A-G200-P-108 Rev P3, 10090-1903-A-G200-P-109 Rev P3, 10090-1903-A-G200-P110 Rev P3, 10090-1903-A-G200-P-111 Rev P3, 10090-1903-A-G200-P-112 Rev P3, 10090-1903-A-G200-P-113 Rev P3, 10090-1903-A-G200-P-120 Rev P2, 10090-1903-AG200-P-121 Rev P2, 10090-1903-A-G200-P-122 Rev P3, 10090-1903-A-G200-P-140 Rev P3, 10090-1903-A-G200-P-161 Rev P3, 10090-1903-A-G200-P-162 Rev P3, 10090-1903-A-G200-P-163 Rev P3, 10090-1903-A-G200-P-164 Rev P3, 10090-1903-A-G200-P165 Rev P3, 10090-1903-A-G200-S-101 Rev P3, 10090-1903-A-G200-S-102 Rev P3, 10090-1903-A-G200-S-103 Rev P3, 10090-1903-A-G200-S-104 Rev P3, 10090-1903-AG200-S-111 Rev P3, 10090-1903-A-G200-S-112 Rev P3, 10090-1903-A-G251-D-181 Rev P3, 10090-1903-A-G251-D-182 Rev P3 and 10090-1903-A-G251-D-183 Rev P3, 10090-1903-A-G200-P-167, P21030-00-001-GIL-0111-00, P21030-00-001-GIL-0112-01, P21030-00-001-GIL-0113-01, P21030-00-001-GIL-0114-01, 10090-1903-A-G200-E-150 Rev P2, 10090-1903-A-JC20-P-150 Rev P2, 10090-1903-A-JC20-P-151 Rev P2, 10090-1903-A-G200-P-166 Rev P2 and 10090-1903-A-JC20-E-150 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the [XX] August 2024.

Supporting Information

Environmental statement (including construction, historic environment, townscape and visual impact, noise and vibration, sunlight and daylight, wind and microclimate and air quality) stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019

Design and access statement, Planning and Tall buildings statement, Statement of consultation, residential management strategy prepared by GC consulting, Transport Statement prepared by Curtins, Travel Plan Framework prepared by Curtins, Flood Risk Assessment prepared by Curtins, Phase 1 ecological survey prepared by ERAP, tree survey and management strategy prepared by Godwins tree consultants, archaeological desktop assessment prepared by Salford Archaeology and ground conditions statement prepared by Ian Farmer Associates stamped as received by the City Council, as Local Planning Authority, on the 10 April 2019

Crime Impact Statement (version D) prepared by Greater Manchester Police (dated 8 August 2024), Design and Access Statement Addendum prepared by SimpsonHaugh (dated August 2024), Energy Strategy prepared by Hoare Lea, Environmental Standards Statement Addendum prepared by Hoare Lea (dated 8 August 2024), Fire Strategy prepared by Maze Fire Consulting (dated 8 August 2024), Site Waste Management Strategy, Transport Statement and Framework Travel Plan Update prepared by Curtins (dated 31 July 2024), Updated Television and Radio Reception Impact Assessment prepared by G-Tech (dated 8 August 2024), Ventilation Strategy prepared by Hoare Lea (dated 25 July 2024), Air Quality Technical Assessment Update (5 August 2024), Acoustic Statement Technical Note prepared by BDP (dated 2 August 2024), Arundel Street – Phasing Plan (dated August 2024) and Arundel Street – High Level Pre-Construction Programme (dated August 2024) all stamped as received by the City Council, as Local Planning Authority, on the [xx] August 2024"

The changes required to the remaining conditions are set out in Table 2 below, with proposed amends highlighted in **bold**.

Table 2 - Proposed condition wording amendments

No.	Current Condition Wording (Ref. 138299/NMC/2023)	Proposed Condition Wording
11	*Notwithstanding the landscaping strategy included within the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019 …*	*Notwithstanding the landscaping strategy included within the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019,* ***and the landscaping amendments included in the Design and Access Statement Addendum dated August 2024*** *…*
12	*The development hereby approved shall be carried out in accordance with the Environmental Standards and energy statement prepared by Hoare Lea statement stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022…*	*The development hereby approved shall be carried out in accordance with the* ***Stage 3 Report – Energy Strategy & Overheating Risk Assessment Rev 02 prepared by Hoare Lea statement dated 26 July 2024*** *…*
13	*Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019 ….*	*Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019,* ***and the Arundel Street, S73 Planning Submission - Acoustic Statements dated 2 August 2024*** *…*
14	*Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019, (a)*	*Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019,* ***and the***

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No.	Current Condition Wording (Ref. 138299/NMC/2023)	Proposed Condition Wording
	prior to the first use of each commercial unit as indicated on drawing 10090-1903-A-G200-P-100 Rev P2 ….	***Arundel Street, S73 Planning Submission - Acoustic Statements dated the 2 August 2024**, (a) prior to the first use of each commercial unit as indicated on drawing **10090-1903-A-G200-P-100 Rev P3** …*
17	*Prior to the first use of the commercial units hereby approved, as indicated on drawing 10090-1903-A-G200-P-100 Rev 2 …*	*Prior to the first use of the commercial units hereby approved, as indicated on drawing **10090-1903-A-G200-P-100 Rev 3** …*
18	*Prior to the first use of the commercial units hereby approved, as indicated on drawing 10090-1903-A-G200-P-100 Rev 2 …*	*Prior to the first use of the commercial units hereby approved, as indicated on drawing **10090-1903-A-G200-P-100 Rev 3** …*
19	*Prior to the first use of the commercial units hereby approved, as indicated on drawing 10090-1903-A-G200-P-100 Rev 2 …*	*Prior to the first use of the commercial units hereby approved, as indicated on drawing **10090-1903-A-G200-P-100 Rev 3** …*
23	*Prior to the first use of the commercial units hereby approved, as indicated on drawing 10090-1903-A-G200-P-100 Rev 2 …*	*Prior to the first use of the commercial units hereby approved, as indicated on drawing **10090-1903-A-G200-P-100 Rev 3** …*
25	*The commercial units as shown on drawing 10090-1903-A-G200-P-100 Rev 2 …*	*The commercial units as shown on drawing **10090-1903-A-G200-P-100 Rev 3** …*
26	*The commercial units, as indicated on drawing 10090-1903-A-G200-P-100 Rev 2 …*	*The commercial units, as indicated on drawing **10090-1903-A-G200-P-100 Rev 3** …*
31	*The development hereby approved shall be carried out in accordance with the Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019 …*	*The development hereby approved shall be carried out in accordance with the Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019, **and the Framework Travel Plan Update included in the Technical Note – Transport Update dated 31 July 2024** …*
32	*Prior to the first occupation of the residential element of the development hereby approved, the car parking layout, as indicated by drawing 10090-1903-A-G200-P-100 Rev P2 …*	*Prior to the first occupation of the residential element of the development hereby approved, the car parking layout, as indicated by drawing **10090-1903-A-G200-P-100 Rev P3** …*
35	*Notwithstanding the TV reception survey prepared by G-tech, stamped as received by the City Council, as Local Planning Authority, on the 8 April 2019 ….*	*Notwithstanding the **Television and Radio Reception Impact Assessment prepared by G-tech, dated 8 August 2024 …***
38	*Prior to the first use of any commercial units hereby approved, as indicated on drawing 10090-1903-A-G200-P-100 Rev 2 …*	*Prior to the first use of any commercial units hereby approved, as indicated on drawing **10090-1903-A-G200-P-100 Rev 3** …*

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No.	Current Condition Wording (Ref. 138299/NMC/2023)	Proposed Condition Wording
39	*Prior to the first occupation of the development details of the provision of 4 electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority, within the car parking area as shown on drawing 10090-1903-A-G200-P-100 Rev P2 ….*	*Prior to the first occupation of the development details of the provision of 4 electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority, within the car parking area as shown on drawing **10090-1903-A-G200-P-100 Rev P3** ….*
43	*The phasing of the development shall be carried out in accordance with the Arundel Street - Phasing Plan dated October 2023, prepared by Sisk received by the City Council, as Local Planning Authority, on the 11 October 2023 and shall be herein have the following meanings:* *- Phase 1 - Enabling and permanent drainage and hardstanding works (August 2022); and* *- Phase 2 - Remaining works to completion of the development (January 2025 to December 2027)*	*The phasing of the development shall be carried out in accordance with the " Arundel Street - Phasing Plan dated **August 2024** …"* *- Phase 1 - Enabling and permanent drainage and hardstanding works (August 2022); and* *- Phase 2 - Remaining works to completion of the development **(May 2026 to August 2029)***
44	*No development associated with Phase 2 shall commence until a contract for the construction and completion of the development has been let and appropriate evidence has been submitted for approval in writing by the City Council, as Local Planning Authority.* *The contract for construction and completion of the development "Phase 2" must be let no later than the 31 December 2024.*	*No development associated with Phase 2 shall commence until a contract for the construction and completion of the development has been let and appropriate evidence has been submitted for approval in writing by the City Council, as Local Planning Authority.* *The contract for construction and completion of the development "Phase 2" must be let no later than the **16 May 2026**.*
45	*Should the contract for construction and completion of the development not be let by 31 December 2024, then all development activities on the site, associated with phase 1, shall cease and no further development shall be permitted by this planning permission.*	*Should the contract for construction and completion of the development not be let by **16 May 2026**, then all development activities on the site, associated with phase 1, shall cease and no further development shall be permitted by this planning permission.*
46	*In the event that phase 2 development does not commence in line with condition 44, and development activity is required to cease in line with condition 45, prior to the 31 December 2024, a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority, for the restoration, landscaping and maintenance of the land.*	*In the event that phase 2 development does not commence in line with condition 44, and development activity is required to cease in line with condition 45, prior to the **16 May 2026**, a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority, for the restoration, landscaping and maintenance of the land.* *The scheme shall be implemented within three month of approval and thereafter retained and maintained in accordance with this scheme.*

No.	Current Condition Wording (Ref. 138299/NMC/2023)	Proposed Condition Wording
	The scheme shall be implemented within three month of approval and thereafter retained and maintained in accordance with this scheme.	

Pre-application consultation

This application is submitted following pre-application consultation with the Local Planning Authority ('LPA'). Three meetings were held with the LPA on 21 February, 7 May, and 17 July 2024, at which the amendments proposed were discussed and agreed in principle.

The pre-application meetings are summarised in the below Table:

Pre-application meeting	Summary of meeting
21 February 2024	Key design changes as a result of changes to fire and building regulations presented to MCC. MCC requested clarifications on the façade design, how the ground floor changes would impact parking provision and restoration of the DOT building.
7 May 2024	Revised approach to the façade design, proposed layout changes and DOT building designs presented to MCC. MCC had no issue in principle with the residential use being reinstated into the DOT building.
17 July 2024	Reduced floor-to-floor heights as a result of the increased thickness of the building roof cap required by fire regulations. MCC agreed the changes were not significant as the overall height has not increased. Proposed landscape changes including reduced size of roof terraces as a result of fire regulations and ground floor landscaping changes as a result of layout reconfigurations. The principle of amending planning conditions to allow for the construction contract to be entered into at a later date than December 2024 was agreed.

In addition to the above, an email was sent to local residents group and ward councillors on 12 August 2024 setting out the amendments proposed as part of this application.

Effects of the Proposed Changes

The proposed amendments are consistent with the description of development on Planning Permission Ref: 123261/FO/19 but require the substitution of approved drawings and documents (as identified in Condition 2). The changes to the scheme were discussed with the EIA consultant team:

- Construction Methodology and Programme – Logik
- Historic Environment – Stephen Levrant Heritage Architecture
- Townscape and Visual Impact – Chris Burnett Associates
- Sunlight, Daylight and Overshadowing – GIA
- Wind Microclimate – Urban Microclimate
- Air Quality – Hilson Moran
- Noise and Vibration - BDP

Each consultant has confirmed that the conclusions of the current Environmental Impact Assessment are not affected by the proposed amendments. This confirmation has been incorporated within an EIA Screening Letter which is submitted concurrently with this application.

In addition to the above, Appendix A sets out the changes that have been made to approved documents where required as a result of the changes. Appendix A, of the DAS Addendum sets out the updated drawing register.

Planning Policy Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"

The Site is located within a designated Conservation Area and is therefore subject to the following provision of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act is of relevance, as it requires the LPA to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,"* when considering whether to grant planning permission. Section 72 of the Act must also be recognised in line with the proposals, as it embodies the *'general duty as respects conservation areas in exercise of planning functions.'*

Planning Framework

The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

DEVELOPMENT PLAN			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)

LOCAL	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
MATERIAL CONSIDERATIONS			
NATIONAL		National Planning Policy Framework (2023)	Historic England's Guidance Note 4 Tall Buildings (2022)
LOCAL	Supplementary Planning Documents	Guide to Development in Manchester (2007)	Provision for Housing Choice (2008)
Supplementary Planning Guidance		Design for Access (2003)	Manchester Residential Quality Guidance (2017)

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application, considering that there is an extant permission, and the proposed adjustments are considered to be minor in their nature. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan and the National Planning Policy Framework.

The 'Places for Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024. Subsequent to this, MCC published an addendum to the Manchester Core Strategy (dated 2024) which outlines where Core Strategy policies have been partially replaced by PfE policies. As such, the application has been prepared with consideration to the policies which supersede these specific Core Strategy policies, as well as any new policy requirements set by PfE itself. An assessment of the relevant additional requirements set by the PfE has been outlined below:

- Strategy: At the Regional level, PfE enforces the ambition to bring forward urban / brownfield land for development. In terms of housing delivery, Manchester has committed to bring forward the highest proportion of homes in the region (Policy JP-H1). Policy JP-Strat2 supports the expanding role the City Centre plays in supporting residential development, with an emphasis on development in the City Centre being high density. As such, the Proposed Development is compliant with the policy requirement as it is bringing forward much needed, high quality homes within brownfield land in the City Centre at an appropriate density for its strategic location.

- Sustainable and Resilient Places: The PfE Plan contains a number of policies which seek to achieve sustainable development (Policy JP-S1: Sustainable Development, Policy JP-S2: Carbon and Energy, Policy JP-S3: Heat and Energy Networks, Policy JP-S4: Flood Risk and the Water Environment, Policy JP-S5: Clean Air, Policy JP-S6: Resource Efficiency). An Addendum Energy Strategy and Environmental Standards Statement has been prepared to support this application, and provides an assessment of the Proposed Development's performance against the latest sustainability standards prescribed at a national level and as set out within PfE. This confirms that With Part L (2021) compliance, the Proposed Development is anticipated to satisfy Core Strategy

- Policy EN6, as well as compliance with the Part L 2021 of the building regulations using the appropriate Energy Hierarchy set out within PfE. The proposed energy strategy reflects this philosophy and ties in closely with Manchester City Council's carbon zero 2028 / 2038 targets.

- Places for Jobs: The Proposed Development will help to support economic growth by aligning with objectives set out by Policy JP-J1 'Supporting Long-Term Economic Growth' by *'providing the high quality , sustainable living environments that will help to attract and retain skilled workers'.*

- Places for Homes: The Proposed Development will seek to continue to deliver much needed, high quality homes at an appropriate density (Policy JP-H4 Density of Housing) within a strategic location within the City Centre. It will also continue to deliver a mixture of different housing types (across 1, 2 and 3 bed ranges) (Policy JP-H3 Type, Size and Design of New Housing) which all continue to meet or exceed National Space Standards.

- Greener Places: The Proposed Development will continue to make enhancements to local biodiversity (Policy JP-GG8 A Net Enhancement of Biodiversity and Geodiversity) through the introduction of new trees within the Site, as well as other soft landscaping features both within the ground floor landscaped areas and in addition within the external terrace areas.

- Places for People: The Proposed Development will help to contribute to placemaking through promoting inclusion and creating sustainable development. In terms of placemaking, the Proposed Development continues to provide for a mixture of housing types (across 1, 2 and 3 bed ranges), which will attract various households (single occupants, families, shared households). This will help to also complement the various retail units proposed by providing the required footfall (Policy JP-P4 New Retail and Leisure Uses in Town Centres). The residential amenity proposed within the Site (internal residential amenity, external terraces and public realm) will help to foster an animated location (Policy JP-P1 Sustainable Places).

- Connected Places: Vehicular, Cycle and Pedestrian access will continue to be provided as per the approved scheme, as well as the servicing will also be provided (Policy JP-C8 Transport Requirements of New Development). Whilst the total no. of car parking spaces has been reduced, this has enabled for a more efficiently planned cycle storage (maintain 1:1 ratio), increased commercial area as well as introduction of residential amenity in the form of gym spaces. The proposed level of parking provision is considered to be appropriate to the location, scale and nature of the development and will be further supported by the measures included in the Framework Travel Plan.

It should however be noted that PfE introduces new policy requirements and standards expected for new developments, and the Proposed Development is seeking to make Minor-Material Amendments to improve the scheme where possible to reach the standards without significantly changing the scheme.

In short, the proposed adjustments will support the delivery of a high quality residential scheme, which has been previously consented by Manchester City Council. The proposed scheme is an improvement on the previously consented scheme due to the improved efficiency, better functionality and appearance, in line with up to date regulations. It will support a range of social, economic and environmental objectives around housing delivery, provision of commercial space, design and place making and the regeneration of previously developed land in a highly accessible location. With regard to detailed development

management policies, including DC26.1 and DC18.1 relating to noise and Conservation Areas, the proposed changes will not affect the conclusions set out in the approved documents.

Application Submission

The application comprises this Covering Letter and the documents set out within Appendix A. A fee for the application in the sum of £363.00 (inc. Service Charge + VAT) has been paid online.

Summary and Conclusion

The amendments are supported in principle by the Planning Authority. The proposed amendments will enable the Applicant to provide a more appropriate and attractive solution for the Site, through the mix of uses and improving the internal arrangement, as well as meeting fire and building regulations.

The proposed amendments do not change the assessment of the original application which was found to accord with the policies of the Development Plan when taken as a whole. We therefore respectfully request that this application be supported by the Planning Authority.

The Application has Planning Portal reference: PP-13302430 and the application fee of £363.00 (inc. Service Charge and VAT) has been paid online.

We would be grateful if you would notify us of validation of the Application, and please do not hesitate to contact Rachel Brown (rachebrown@deloitte.co.uk / 0161 455 6306) or Cameron Radford (cameronnradford@deloitte.co.uk / 0161 455 6768).

Yours sincerely,



Deloitte LLP

Deloitte.

Appendix A – List amendments to supporting documents

Document	Prepared by	Update required?	Submission
Forms and Ownership Certificates	Deloitte LLP	Yes	New forms and ownership certificates.
Archaeological Desktop Assessment	Salford Archaeology	No	No changes required.
Crime Impact Statement	Greater Manchester Police Design for Security	Yes	Letter confirming continued support for the scheme and proposed amendments. Updated Crime Impact Statement submitted.
Blue and Green Infrastructure Statement (included in Planning and Tall Building Statement)	Deloitte LLP	No	Proposed landscaping changes are a rationalisation of space but the principles of blue and green infrastructure remain.
Design and Access Statement	SimpsonHaugh	Yes	DAS Addendum submitted setting out the proposed design amendments.
Energy Strategy	Hoare Lea	Yes	Revised report submitted with updated assessment results.
Environmental Standards Statement	Hoare Lea	Yes	Technical Note to outline updates (primarily energy results, but any other changes if required)
Existing and Proposed Drawings	SimpsonHaugh	Yes	New proposed drawings (refer to drawing schedule).
Fire Strategy	Hoare Lea	Yes	Fire Strategy has been prepared for the application.
Flood Risk and Drainage Strategy	Curtins	No	No changes required.
Ground Conditions Statement	Ian Farmer Associates	No	No changes required.
Local Labour Agreement	Recom Solutions Ltd	No	No changes required.
Phase 1 Ecological Survey	ERAP	No	No changes required.
Planning and Tall Building Statement	Deloitte	No	S73 Cover Letter sets out proposed amendments and planning policy assessment.
Residential Management Strategy	Recom Solutions Ltd	No	No changes required.
Site Waste Management Strategy	Curtins	Yes	Revised strategy setting out reconfigured waste stores and revised waste forecast.

Document	Prepared by	Update required?	Submission
Statement of Consultation Addendum	Deloitte LLP	No	The scale of changes does not necessitate a new consultation. The pre-application consultation with planning officers and engagement with local residents is set out within this cover letter.
Transport Statement and Framework Travel Plan	Curtins	Yes	Technical note providing an update to the Transport Statement and Framework Travel Plan prepared, setting out and assessing changes to the proposed uses and parking.
Tree Survey and Management Strategy	Godwin's Tree Consultants	No	No changes required.
TV Reception Survey	G-Tech	Yes	New assessment submitted. This confirms there will be no changes to the conclusions of the earlier report.
Ventilation Strategy	Hoare Lea	Yes	Updated strategy following changes to layout and louvre strategy and demonstrating compliance with up to date standards.
Viability Assessment	Deloitte LLP	No	No changes required.
Arundel Street Phasing Plan	SISK	Yes	Updated to reflect extension of one year for when the contractor for Phase 2 is appointed.
Environmental Impact Assessment			
Screening Letter	Deloitte LLP	Yes	Screening letter confirming no changes to EIA required.
Historic Environment	Heritage Architecture	No	Confirmation from technical consultant confirming no changes required to EIA chapter.
Townscape and Visual Impact Assessment	Chris Burnett Associates	No	As above.
Daylight, Sunlight, and Overshadowing	GIA	No	As above.
Wind Microclimate	Urban Microclimate	No	As above.
Air Quality	Hilson Moran	Yes	An updated dispersion model has been provided capture design changes that have a potential to effect air quality and to account for changes in air quality assessment methodology. This concludes that the findings as presented in previous assessment remain unchanged.
Noise and Vibration	BDP	Yes	A technical note has been prepared to confirm the validity of the previous acoustic assessment in light of the proposed design changes and updated standards. This concludes that the assessments and conclusions remain valid.