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20 June 2024

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

F.A.O Lucy Harrison

Dear Lucy

Crown Street Phase 2, Manchester City Centre: Pedestrian Entry Gate
Retrospective Full Planning Application

On behalf of our client, Renaker Build Ltd (the "Applicant"), we hereby submit a retrospective application for Full Planning Permission for the erection of a pedestrian entry gate in Crown Street Phase 2 (Ref: 126668/FO/2020), Manchester City Centre (the "Application").

This Application is in relation to the creation of a pedestrian entry gate between Phase A – residential building (Building C4) and Phase C – education facility (Building C3) of Crown Street Phase 2 (Ref: 126668/FO/2020), in the Great Jackson Street area in Manchester City Centre.

Description of Development

The Description of Development, as applied for by this Application, is as follows:

"Retrospective Full Planning Permission for the erection of a pedestrian entry gate."

The Site

The Crown Street Phase 2 (Ref: 126668/FO/2020) Site comprises approximately 1.1 hectares (ha) of previously developed land bound by Silvercroft Street, Crown Street and Mancunian Way. It is located in the Great Jackson Street area and sits within the Great Jackson Street SRF (2018) area, which forms a major part of the Southern Gateway redevelopment initiative and is situated on a key gateway into Manchester City Centre.

The Site subject to this Application, spanning 315 sq. metres, is located between Phase A – residential building (Building C4) and Phase C – education facility (Building C3) of Crown Street Phase 2 (Ref: 126668/FO/2020) (the "Site").

Background

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On 3 August 2020, Planning Permission was granted for Crown Street Phase 2 (ref: 126668/FO/2020) (the 'Original Permission'). The description of development approved under the Original Permission is as follows:

"Full planning permission for the erection of two 52-storey residential buildings (Use Class C3) each incorporating a podium accommodating residential amenity facilities and ground floor and first floor commercial units (Use Classes A1, A2, A3, or D1), private and public basement car parking, landscaping and a public park, servicing and access arrangements, highways improvements, and associated works (Phases A, B, and D as defined on Drawing Reference: 10292Z1SHPG000PL00 B5D802 and 10292Z1SHPG000PLB1B5D801). Outline planning permission (with all matters reserved) for an educational facility (Use Class D1) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PLB1B5D801)."

The Original Permission has been amended via four subsequent Non-Material Amendment (NMA) permissions:

Phase A, B, and D:

1. Reference: 128226/NMC/2020 (approved 22 October 2020) - for the variation of Condition 19 (Phase A - Noise Insulation for Residential Accommodation) and Condition 57 (Phase B - Noise Insulation for Residential Accommodation) ('First NMA');

2. Reference: 131955/NMC/2021 (approved 5 January 2022) - for alterations to the layout of the Penthouse Level (Level 49 Duplex Lower and Level 50 Duplex Upper) of building C5 ('Second NMA'). The approved Second NMA creates six penthouse apartments instead of four as approved by the Original Permission;

3. Reference: 132725/NMC/2022 (approved 15 February 2022) - for the removal of Condition 128 (BREEAM Phase D) ('Third NMA'); and,

4. Reference: 136052/NMC/2023 (approved 6 March 2023) - for alterations to the layout of the Penthouse Level (Level 49 Duplex Lower and Level 50 Duplex Upper) of building C5 ('Fourth NMA'). The approved Fourth NMA creates eight penthouse apartments instead of six as approved by the Second NMA.

The Reserved Matters Application for Phase C (Ref: 133516/MO/2022) was subject to one NMA permission:

Phase C:

1. Reference: 135964/NMC/2023 (approved 9 February 2023) – for alterations to allow opening windows, altered door heights, and a metal plinth ('Phase C NMA').

Pre-Application Consultation

A Minor Material Amendment Application (Ref: PP-12914304) (the "Minor Material Amendment Application") was submitted on 3rd April 2024 and later withdrawn on 19th April 2024 on Manchester City Council's request as a Full Planning Application was deemed necessary.

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For completeness, the Minor Material Amendment Application (Ref: PP-12914304) was submitted following pre-application consultation via email correspondence and the scope and format was subsequently agreed via email correspondence on 19th February 2024.

The Minor Material Amendment Application (Ref: PP-12914304) was also subject to engagement with the Greater Manchester Police ("GMP") Secure by Design team, where it was agreed on 4th March 2024 that the proposed pedestrian entry gate do not necessitate a Crime Impact Statement Addendum. The Email correspondence (titled: URN:2019/0676/CIS/01 - Crown St Ph2 - Forthcoming Amendments) is submitted as part of this Application for the Council's consideration.

This Application is submitted following pre-application consultation via telephone and email correspondence with the planning case officer, Lucy Harrison where the format of this Application was agreed. This Application forms a re-submission to the Minor Material Amendment Application (Ref: PP-12914304) and there is no change to the proposals.

Proposed Development (the "Proposed Development")

This Application is submitted for the erection of a pedestrian entry gate between Phase A – residential building (Building C4) and Phase C – education facility (Building C3) of Crown Street Phase 2 (Ref: 126668/FO/2020), in the Great Jackson Street area in Manchester City Centre.

Planning Policy Framework

The key Development Plan documents relevant to the Proposed Development are:

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

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

- The National Planning Policy Framework (the "NPPF") (2023)
- Supplementary Planning Documents (SPDs)
- Planning Practice Guidance (PPG)
- The Great Jackson Street SRF (2018)

Relevant Planning Policies and Material Considerations

Table 1. Relevant Planning Policies and Material Considerations

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Document	Policy
Manchester Core Strategy (2012)	Policy SP1 – Spatial Principles Policy DM 1 – Development Management
The Great Jackson Street SRF (2018)	

Planning Policy Assessment

Principle of Use and Design

The approved Crown Street Phase 2 scheme (Ref: 126668/FO/2020) delivers a pedestrian connection between Phase A and Phase C. The route provides access for on-site management staff, but does not deliver any enhanced connectivity for residents, members of the school or members of the public due to the fact it leads only to the vehicle service route that runs around the back of the development.

As a result of detailed design development and on-going liaison with the school, an entry gate of 2.47m height is proposed between Phase A – residential building (Building C4) and Phase C – education facility (Building C3) to restrict access to only management staff.

Core Strategy Policy SP1 – Spatial Principles emphasises the creation of neighbourhoods of choice, aims to create well designed places that enhance or create character. Whilst Core Strategy Policy DM1 – Development Management stresses that all development should have regard to various specific issues in relation to impact to amenities, for instance, design, scale and appearance of proposal.

The Proposed Development is designed using a quality and style of materials that are consistent with the rest of the approved Crown Street Phase 2 scheme (Ref: 126668/FO/2020).

This Application is accompanied by a Design and Access Addendum (Ref: C3-AKL-Z100-RP-XX-0002) and a material specification document (Ref: C3-AKL-Z100-SP-XX-0030), both prepared by Arkiab, ensuring that the Proposed Development is of the highest quality of design, durable, and interact well with the surrounding context.

Therefore, the Proposed Development is compliant with Core Strategy Policies SP1 and DM1.

Safety and Security

Further to above, Core Strategy Policy DM1 also covers issues of safety and security where it is noted that all developments should have regard to community safety and crime prevention.

The Great Jackson Street SRF (2018) emphasises that “development should be designed to create a safe and secure environment using the principles of ‘Secure by Design’.”

Following engagement with operator of Phase C – education facility (Building C3) of Crown Street Phase 2, safety in the school from unwanted external visitors or members of the public overlooking the play area is critical for protecting pupils from potential threats or harm. Proper fencing and supervision of play areas can prevent unauthorised access and provide a secure environment for pupils to enjoy outdoor activities.

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Engagement with the Greater Manchester Police Secure by Design team concludes that the Proposed Development provides a good visual impression that the area between Phase A – residential building (Building C4) and Phase C – education facility (Building C3) is well controlled.

Therefore, this further reinforces that the Proposed Development is compliant with Core Strategy Policy DM1 and the Great Jackson Street SRF (2018).

Application Submission

This application comprises this Covering Letter and the following documentation:

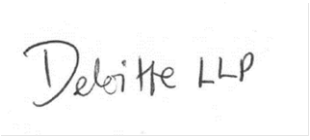
- Application Form and Notices prepared by Deloitte;
- Site Location Plan (Ref: C3-AKL-G200-PL-GRD-0030) prepared by Arkilab;
- Design and Access Statement Addendum (Ref: C3-AKL-Z100-RP-XX-0002) prepared by Arkilab;
- Material Specification document (Ref: C3-AKL-Z100-SP-XX-0030) prepared by Arkilab; and,
- Drawings / Plans prepared by TPM Landscaping and Arkilab.

This Application was submitted via the Planning Portal under reference: PP-13117101.

A fee has been paid to Manchester City Council for £293, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We would be grateful if you could notify us of validation of this application and please do not hesitate to contact my colleagues Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903) or Matthew Lam (mlam@deloitte.co.uk / 0161 455 8448) should you require any additional information.

Yours sincerely



For Deloitte LLP

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