

18 April 2024

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

FAO Lucy Harrison

Dear Lucy

Planning Application Ref: 137227/FO/2023 Supplementary Information

I write with regard to the Full Planning Permission submitted for Plot D, as identified in the Great Jackson Street Development Framework (2018) (GJS Framework) ('the Site'), validated on 26th June 2023. The application description is as follows:

"Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys and 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."

Manchester City Council has previously undertaken the Statutory Consultation period for this application. The purpose of this letter is to outline our response to the comments received during this period. Additionally, our responses are supplemented by additional supporting information, where that has been identified as required. That information is listed at the end of this letter.

Furthermore, a new version of the National Planning Policy Framework (NPPF) has been published (December 2023). This has been reviewed and the changes do not materially impact the conclusions as presented in the Planning and Tall Building Statement or other supporting documents.

In addition, Places for Everyone (PfE) was adopted in March 2024. All consultants have been asked to review whether the final policies, relevant to their discipline, impact the assessment and conclusions of their reports or ES Chapter. Confirmation of this will be sent under separate cover.

Additional information is submitted under this cover in response to stakeholder comments in respect of the following planning considerations:

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- Design;
- Transport and Accessibility;
- Environmental Impacts;
- Heritage;
- Viability.

Design

MCC has requested the inclusion of decorative louvres. The plans have been updated to reflect this and a Design and Access Statement Addendum produced. The Addendum also further details of how policy has been considered in the development of the design proposals and includes a summary of how engagement and consultation throughout the design evolution has shaped the proposals.

Comments have also been raised in relation to the Proposed Development's compliance with the Great Jackson Street Framework (2018). For additional clarity, a Planning and Tall Building Statement Addendum has been prepared which provides an assessment in line with S38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004").

Transport and Accessibility

A response to the MCC Highways consultation is included in this submission to provide supplementary information. For the reasons set out in this response, we consider that this does not alter the conclusions of the reports submitted as part of the planning application or ES Chapter.

The topic of car parking and access to car parks were discussed during the pre-application stage of the proposals and transport assessment scoping meetings. The minutes from these meetings are attached.

In addition, the Travel Plan has been updated to reflect comments received from the Council on 27 July 2023.

Environmental Impacts

Minor amendments to the Environmental Statement (ES) are submitted under Regulation 25 of the Town & Country Planning (EIA) Regulations 2017 (As Amended) via an Environmental Statement Addendum to provide additional information in relation to:

- Introduction (Chapter 1);
- Construction Management (Chapter 5);
- Daylight and Sunlight (Chapter 8);
- Human Health (Chapter 10);
- Townscape and Visual Impact (Chapter 12); and,

- Summary of Residual Effects (Chapter 16);

Additional information in relation to the demolition methodology is provided. Consultants have confirmed that this does not impact the conclusions of any of the chapters in the ES.

Figure errors in the Human Health Chapter have been corrected. The conclusions of the chapter are unaffected.

The Townscape and Visual Impact Assessment includes a night-time assessment including three night-time images.

The commentary in relation to impacts on Daylight and Sunlight at Castle Quay have been included. In addition, a simplified Daylight and Sunlight Assessment is submitted to ensure it is accessible to all readers. This should be read as an Appendix addendum to the submitted Environmental Statement (Appendix 8.4). The final assessment results or ES Chapter 8 have not changed.

Finally, conditions are recommended where additional mitigation is required as part of the ES and to safeguard that the phasing of the development is delivered as per the EIA.

Heritage

An updated Heritage Statement (HS) has been prepared which concludes that the proposals result in some instances of 'less than substantial harm' in NPPF terms, albeit at the lowest end of the scale. The HS also includes a night time assessment of two of the heritage views.

The NPPF Paragraph 208 balance is carried out in the Planning and Tall Building Statement Addendum. This confirms that the proposals result in lower end of the 'less than substantial harm' category as per the HS above and notes that very significant weight should be given to the benefits of the proposal in the overall all planning balance. This concludes that the benefits significantly outweigh the less than substantial harm attributed to the proposals.

Viability

A Viability Assessment has been prepared by Roger Hannah - this supersedes the previously submitted Viability Assessment by Renaker.

The conclusions in relation to Viability as presented within the submitted Planning and Tall Building Statement do not change as a result of the new Viability Assessment.

We have also prepared and submitted a Heads of Terms.

Updated Plans and additional Documents

The below documents are submitted with this letter either in addition, or, to supersede previously submitted information.

Document Name	Prepared By	Reference / Date	Status
Design & Access Statement - Addendum	SHP	Z1-SHP-A180-RP-XX-B5D803: Rev P01	To be read alongside the previously submitted Report
Planning and Tall Building Statement Addendum	Deloitte	April 2024	To be read alongside the previously submitted Report
Transport Note: RE: 127226/FO/2023 - Crown Street Phase 3 & 127227/FO/2023 – Plot D	Curtins	Our Ref: 081453-CUR-XX-XX-T-TP-00004-P02 8 March 2024	To be read alongside the previously submitted Report
Curtins Minutes dated 23/11/2022, 6/02/23 and 20/02/23 Curtins email dated 27/10/2022 and 7/11/22	Curtins		To be read alongside the previously submitted Report
Travel Plan	Curtins	04 March 2024	To supersede previously submitted Report
Environmental Statement Addendum	Deloitte	April 2024	To be read alongside the previously submitted Report
Daylight and Sunlight Report (ES Appendix 8.4)	GIA	29 January 2024	To be read alongside the previously submitted Report
TVIA Night Time Images (ES Appendix 12.2a)	Chris Burnett Associates	4 January 2024	To be read alongside the previously submitted Report
Heritage Assessment	Stephen Levrant Heritage Architecture	Revision 2.1 January 2024	To supersede previously submitted Report
Financial Viability Assessment	Roger Hannah	March 2024	To supersede previously submitted Report

The Design and Access Statement Addendum includes full details of the plans that have been updated. These supersede all previously submitted plan revisions.

If there are any points of clarification required, please do not hesitate to contact my colleagues Rachel Poole (0161 455 6272 / rpoole@deloitte.co.uk) and Eleanor Scrafton (0161 455 8598 / escrafton@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Encl.