

17th August 2023

FAO: Ms J Atkinson
Manchester City Council
Planning Department
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Ref: PP- 12199779

Dear Ms Atkinson,

**APPLICATION SUBMITTED UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED) TO VARY CONDITIONS 2 AND 7 OF APPLICATION REF. 135827/JO/2022
AT LAND BOUNDED BY JACKSON'S ROW / BOOTLE STREET / SOUTHMILL STREET AND 201 DEANS GATE,
MANCHESTER**

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 Conditions 2 and 7 of the planning consent referenced 135827/JO/2022 approved on 8th August 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 application is supported by the completed applications forms and ownership certificates, and a fee of £234. A full schedule of documents and plans is enclosed.

Planning permission for the development was originally granted on 20 June 2018 (reference: 114664/FO/2016). The permission has been subsequently amended, with the most recent consent granted on 8 August 2023 for the following development (ref. 135827/JO/2022):

"Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace,

expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments"

This consent is a stand-alone permission which has been issued with a full set of conditions.

The approved description of development for St Michael's under 135827/NMC/2022 is:

"Partial demolition of existing buildings. Development comprising residential (Use Class C3), hotel (Use Class C1), place of worship (Use Class F1), offices, leisure/ food and drink uses (Class E), and drinking establishments (including those with expanded food provision) (Sui Generis). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works."

This application proposes to amend the wording of Condition 2 (approved plans and documents) and Condition 7 (waste management).

The minor material changes to the scheme proposed relate only to Phase 3, otherwise known as Building A or No 2. St Michael's. The changes are minor in nature and are detailed and justified in the accompanying Section 73 Revision Statement prepared by Zerum and the Supplementary Design Report prepared by Hodder + Partners, who are retained as delivery architects.

In summary, the changes to the plans comprise:

- The insertion of two additional levels of residential apartments. The additional two storeys will have the same layout as Level 26 (8 apartments), to increase the number of apartments to 229 from the consented number of 213;
- The additional two storeys therefore increasing the height of the tower by 6.68m;
- Internal reconfiguration of the ground floor and level 06 of the hotel;
- Amendments to basement level -01 to increase the number of cycle storage spaces and residential bin provision for the additional apartments; and
- Other minor reconfigurations to elevations.

The plans and documents that accompany this application are provided overleaf.

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
Divisional Director

Drawings

- 0643-HOD-S73-100 (P02) - BASEMENT B3 PLAN
- 0643-HOD-S73-101 (P02) - BASEMENT B2 PLAN
- 0643-HOD-S73-102 (P02) - BASEMENT B1 PLAN
- 0643-HOD-S73-103 (P02) - GROUND LEVEL GA PLAN
- 0643-HOD-S73-104 (P02) - LEVEL 01 GA PLAN
- 0643-HOD-S73-105 (P02) - LEVEL 02 GA PLAN
- 0643-HOD-S73-106 (P02) - LEVEL 03 GA PLAN
- 0643-HOD-S73-107 (P02) - LEVEL 04 GA PLAN
- 0643-HOD-S73-108 (P02) - LEVEL 05 GA PLAN
- 0643-HOD-S73-109 (P02) - LEVEL 06 GA PLAN
- 0643-HOD-S73-110 (P02) - LEVEL 07 GA PLAN
- 0643-HOD-S73-111 (P02) - LEVEL 08 GA PLAN
- 0643-HOD-S73-112 (P02) - LEVEL 09 GA PLAN
- 0643-HOD-S73-113 (P02) - LEVEL 10 GA PLAN
- 0643-HOD-S73-114 (P02) - LEVEL 11 GA PLAN
- 0643-HOD-S73-115 (P01) - TOWER GA PLANS - HOTEL
- 0643-HOD-S73-116 (P02) - TOWER GA PLANS - RESIDENTIAL
- 0643-HOD-S73-117 (P02) - TOWER GA PLANS - RESIDENTIAL
- 0643-HOD-S73-118 (P02) - SITE ROOF PLAN
- 0643-HOD-S73-201 (P02) - ELEVATIONS - EAST & WEST
- 0643-HOD-S73-202 (P02) - ELEVATIONS - NORTH
- 0643-HOD-S73-203 (P02) - ELEVATIONS - SOUTH
- 0643-HOD-S73-204 (P02) - ELEVATIONS - COURTYARD BLOCK A AND BLOCK B
- 0643-HOD-S73-251 (P02) - BUILDINGS SECTIONS - WEST-EAST
- 0643-HOD-S73-252 (P02) - BUILDINGS SECTIONS - WEST-EAST BRIDGE
- 0643-HOD-S73-253 (P02) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK A
- 0643-HOD-S73-254 (P02) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK B
- 0643-HOD-S73-901 (P02) - WASTE MANAGEMENT - BASEMENT 1
- 0643-HOD-S73-902 (P02) - WASTE MANAGEMENT - GROUND LEVEL

Documents

- Section 73 Revisions Statement, prepared by Zerum;
- Section 73 Supplementary Design Report, prepared by Hodder + Partners;
- Addendum Environmental Statement (2023), prepared by Zerum, including:-
 - Appendix A: Addendum Heritage Statement: Updated Visual Impact Assessment, prepared by Stephen Levrant Heritage Architecture;
 - Appendix B: Addendum to Daylight, Sunlight and Overshadowing Chapter, prepared by WSP
 - Appendix C: Energy Strategy Report prepared by Novo;
 - Appendix D: Socio Economics Environmental Statement Addendum, prepared by WSP;
 - Appendix E: Townscape and Visual Impact Assessment Technical Note prepared by Plantit IE;
 - Appendix F: Baseline Television Signal Survey & Television Reception Impact Assessment, prepared by GTech;
 - Appendix G: Waste Management Strategy, prepared by WSP; and
 - Appendix H: Wind Microclimate Report, prepared by ArcAero.