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Section 73 Revisions Statement

at St Michael's, Jackson's Row, Manchester

for [Jackson's Row Developments Limited](#)

August 2023

St Michael's, Jackson's Row

"Variation of condition 2 (approved drawings and documents) and condition 7 (waste management) to make minor material amendments to consent ref. 135827/JO/2022, to create an additional 2 storeys of residential apartments; internal reconfiguration of basement level -02; reconfiguration of basement level -01 and ground floor to reflect updated residential cycle and bin provision; and internal reconfiguration of level 06."

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1. INTRODUCTION

- 1.1 This Revisions Statement has been prepared by Zerum on behalf of the applicant, Jackson's Row Developments Limited. It accompanies a planning application submitted to Manchester City Council (the 'LPA' or 'MCC') under Section 73 of the Town and Country Planning Act (1990) (as amended) to make minor material amendments to the planning consent referenced 135827/JO/2022.
- 1.2 The project relates to the comprehensive redevelopment of a 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' and is referenced as such throughout this statement.
- 1.3 This application seeks to vary conditions 2 and 7 of the following consent granted on 8 August 2023 (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"

- 1.4 Through the detailed design process of Phase 3, which comprises the erection of the tower and associated podium, a small number of minor changes to the approved scheme have been identified. The height of the tower is proposed to be increased by circa 7m to accommodate two additional floors of residential apartments. Overall, the number of residential apartments proposed has increased from 213 to 229.
- 1.5 Other changes relate to the internal layout as a result of operational requirements.
- 1.6 It has been agreed with Senior Officers at MCC that these proposed changes can be progressed through a Section 73 application. It is important to stress from the outset that the proposed changes are very minor in the context of the wider scheme.
- 1.7 This Statement describes the minor amendments proposed to the consent; the submitted documents that explain and justify the proposals; and appraises the acceptability of the proposed changes.
- 1.8 The proposals are described as follows:

"Variation of condition 2 (approved drawings and documents) and condition 7 (waste management) to make minor material amendments to consent ref. 135827/JO/2022, to create an additional 2 storeys of residential apartments; internal reconfiguration of basement level -02; reconfiguration of basement level -01 and

ground floor to reflect updated residential cycle and bin provision; and internal reconfiguration of level 06."

1.9 This application is supported by the following 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:-
 - Addendum Heritage Statement: Updated Visual Impact Assessment, prepared by Stephen Levrant Heritage Architecture;
 - Daylight, Sunlight and Overshadowing, prepared by WSP
 - Energy Strategy Report prepared by Novo;
 - Socio Economics Environmental Statement Addendum, prepared by WSP;
 - Townscape and Visual Impact Assessment Technical Note prepared by Plantit IE;
 - Baseline Television Signal Survey & Television Reception Impact Assessment, prepared by GTech;
 - Waste Management Strategy, prepared by WSP; and
 - Wind Microclimate Report, prepared by ArcAero.

2. APPLICATION CONTEXT

2.1 This application seeks to vary conditions 2 and 7 of the consent referenced 135827/JO/2022, granted on the 8 August 2023.

2.2 The consented description of development is as follows:

"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"

2.3 This application was for the variation of conditions 2, 5, 7, 10 and 48 to make minor material changes to the consent as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022. A standalone permission has been granted with a full list of conditions applied.

2.4 No. 2 St Michaels as consented by application reference 135827/JO/2022 comprises a mixed-use building with accommodation over 3 basement levels, a podium building of 7 storeys and a tower of an additional 35 storeys. The consented building is 42 storeys high. Office floorspace is proposed over levels 1-5. Hotel facilities are at level 6. Hotel rooms are proposed over level 7-16 and residential apartments over levels 17-41.

PLANNING HISTORY

2.5 The proposals have an extended planning history which is summarised below.

2.6 Planning permission for the development was originally granted on 20th June 2018 (reference: 114664/FO/2016). The original application was supported by a full Environmental Statement (ES) 2017.

2.7 The original application was subsequently amended under Section 73 on 26 June 2020 (reference: 125549/JO/2019) and under Section 96A on 1 December 2020 (reference: 125549/JO/2019).

2.8 Following discharge of the relevant pre-commencement conditions, works to implement the approved development were undertaken in April 2021 and completed on 12 April 2021. The works comprised the demolition of the kitchen of the Sir Ralph Abercromby and making good remaining external walls. These works represented Phase 1 of the Approved Development. The lawful implementation of the consent was confirmed in a Lawful Development Certificate issued by Manchester City Council on 21 May 2021.

- 2.9 A new consent was granted under S73 (reference: 131612/JO/2021) dated 22nd October 2021 and this was amended under S96A consent on 23rd May 2022 (reference: 133317/NMC/2022) and S96A consent 4th November 2022 (reference: 134638/NMC/2022).
- 2.10 The Phase 2 works, which comprise the construction of the office building and conversion of the former police station (known at No. 1 St Michael's), are progressing on site.
- 2.11 A non-material amendment application under S96A was approved in January 2023, to amend the description of development under consents referenced 133317/NMC/2022 and 134638/NMC/2022.
- 2.12 Alongside this, an application for minor material amendments under S73 to vary conditions 2, 5, 7, 10, 40 and 48, approved on 8th August 2023 (reference: 135827/JO/2022).
- 2.13 In addition to the above a non-material amendment application under S96A was approved in June 2023, to alter the wording of condition 48 (contract for demolition).

3. MINOR MATERIAL AMENDMENTS

SUMMARY OF THE PROPOSALS

- 3.1 The entirety of the changes within this application for minor material amendments under Section 73 of the Town and Country Planning Act 1990 (as amended) relate to No. 2 St Michael's, otherwise known as Phase 3 or Block A.
- 3.2 The Section 73 Supplementary Design Report prepared by Hodder + Partners illustrates the proposed changes to the building in full. The updated plans prepared by Hodder + Partners are also submitted.
- 3.3 The main changes are the addition of two extra floors of residential apartments over Levels 41 and 42, resulting in an increase in height of 6.68m to the tower to accommodate these two additional floorplates. Other amendments include internal amendments to the layout of floor 06 relating to the hotel operator requirements, and reconfiguration of the bicycle parking and bin provision to reflect the increased quantity of residential apartments.
- 3.4 The proposed minor material amendments are set out as follows on a floor-by-floor basis. There has been no change to floors not listed.
- Basement Level -02: Reconfiguration of internal layout to provide staff changing rooms for the hotel.
 - Basement Level -01: Reconfiguration of internal layout to allow for changes in cycle and bin provision, to allow an additional 13 bike parking spaces for the additional apartments, resulting in 521 spaces overall. Bin provision has been increased for the additional apartments. Cyclists can access the cycle stores via dedicated entrances with wider corridors.
 - Ground Floor: Internal layout amendments are proposed to allow for the changes in cycle provision. The cycle lift to the basement has been replaced with a bicycle stair ramp located in Stair 03. Additional layout amendments are proposed as part of detailed design development.
 - Level 06: The internal layout of the event space and dining area within the hotel has been redesigned to reflect the operator's requirements.
 - Level 07: The number of rooflights has been reduced to keep a clear landing zone for Building Maintenance Units.
 - Level 07-16: The bathroom layouts for the Accessible King Rooms have been updated to comply with Part M and M1 standards. The typical hotel floor layouts remain the same as the previous consent.
 - Level 41-42: The additional two floor levels will be to the same layout as Level 26, providing eight additional apartments in total.
 - Level 43: The four-bedroom penthouse has moved up 2 storeys to the 43rd floor, to accommodate the additional floors of apartments.

- 3.5 There are also minor changes proposed to the elevations to reflect these changes including the additional two storeys of residential apartments. There are corresponding changes to the elevations including relocation of louvres, entrances, solid panels, enclosure of podium roof-terrace. Also, the column spacing at ground floor amended to match No.1 St Michaels.
- 3.6 The changes are not considered to impact on any of the public benefits of the scheme, and in fact would maximise the socio-economic benefits linked to the residential units.
- 3.7 Table 3.1 summarises the minor changes from the consented scheme under reference 135827/JO/2022.

Table 3.1: Proposed changes comprising minor material amendments

	Current Scheme	Revised Scheme	Difference
Floorspace			
Retail/spa floorspace	1,798 sq.m NIA	1,827sq.m NIA	+29sq.m NIA
Residential Floorspace	23,577 sq.m GIA 18,236 sq.m NIA	23,702 sq.m GIA 18,925 sq.m NIA	+125 sq.m GIA +689 sq.m NIA
Office Floorspace	30,751 sq.m GIA 25,201 sq.m NIA	30,095 sq.m GIA 24,346 sq.m NIA	-656sq.m GIA -855sq.m NIA
Quantum			
No. of Apartments	213	229	+16
No. of 5* Hotel Rooms	162	162	No change
	Current Scheme	Revised Scheme	Difference
Residential Mix			
No. of Residential Studios	36 (17%)	36 (15.7%)	No change
No. of 1-bed Apartments	36 (17%)	36 (15.7%)	No change
No. of 2-bed Apartments	132 (62%)	148 (64.6%)	+16 units
No. of 3-bed Apartments	8 (3.5%)	8 (3.5%)	No change
Penthouse	1 (0.5%)	1 (0.4%)	No change
Residential Apartment Sizes (sq.m)			

Studios	38	38	No change
1-bed Apartments	52	52	No change
2-bed Apartments	80-124	80-124	No change
3-bed Apartments	221-240	221	Only one type of 3 bed unit proposed
Penthouse	772	837	+65 sq.m
Accessible Apartments			
No. of Part M, Volume 1 M4(2) Apartments	100%	100%	No change
No. of Part M, Volume 1 M4(3) Apartments	10%	10%	No change
Parking			
Total no. of Parking Spaces	45	45	No change
No. of Disabled Parking Spaces	5 (11.4%)	5 (11%)	No change
No. of cycle spaces	494	521	+27 (+5.5%)
No. of electrical vehicle charging spaces	19 (43.2%)	19	No change

CONDITIONS TO BE AMENDED

- 3.8 Conditions 2 (approved plans and documents) and 7 (Waste Management Strategy) of the consented development ref. 135827/JO/2022 are the only conditions required to be amended.
- 3.9 The wording of Condition 2 is proposed to be amended to reference the updated plans (new plans in **bold**):

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

Plans

MAKE Architect's drawings

- o P 1000 A1 Site location plan 1:1250
- o P 1050 A1 Existing site plan 1:500
- o P 1100 A0 Existing North Elevation 1:250
- o P 1101 A0 Existing East Elevation 1:250
- o P 1102 A0 Existing South Elevation 1:250
- o P 1103 A0 Existing West Elevation 1:250

Hodder + Partners Drawings

- Site Demolition Plan (-0)001 1:500@A1
- 0601-S73-205 Elevations - Block B West (Temporary Façade) (P04)
- **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 (P02) - 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-S73-500 (P01) - Retail Unit Plan - Level 0UG
- 0643-HOD-S73-510 (P01) - Retail Unit Plan - Level 10
- 0643-HOD-S73-511 (P01) - BUILDING ENCLOSURE - HOTEL PODIUM
- 0643-HOD-S73-512 (P01) - BUILDING ENCLOSURE - HOTEL TOWER
- 0643-HOD-S73-513 (P01) - BUILDING ENCLOSURE - RESIDENTIAL TOWER
- 0643-HOD-S73-514 (P01) - BUILDING ENCLOSURE - OFFICE PODIUM
- 0643-HOD-S73-515 (P01) - BUILDING ENCLOSURE - OFFICE
- **0643-HOD-S73-901 (P02) - WASTE MANAGEMENT - BASEMENT 1**
- **0643-HOD-S73-902 (P02) - WASTE MANAGEMENT - GROUND LEVEL**
- 0643-HOD-S73-903 (P01) - ACCESS - GROUND LEVEL

SOM Drawings

- S73 011 P01 Site Plan 1:1000

Zerum Drawings

- STM PPP 01 P02 Phasing Plan

Planit.ie Drawings

- STM PIE EX ZZ DR L 0001 S2 P03 Public Realm Ground Floor GA 1:200

Vectos Drawings

VN222463 TR100 - Bin Tug Sketch

VN222463 TR103 - Vehicular Access Arrangement Ground Floor

VN222463 TR104 - Vehicular Access Arrangement Basement

Documents

- o **Section 73 Revisions Statement, July 2023**
- o **Supplementary Design Report, August 2023**
- o **Addendum Heritage Statement: Updated Visual Impact Assessment, 18th July 2023**
- o **Environmental Statement Addendum to Daylight, Sunlight and Overshadowing Chapter, July 2023**
- o **Energy Strategy Report, Ref: P1785-ES-001 Rev D, 19th June 2023**
- o **Waste Management Strategy, REV.01, July 2023**
- o **Wind Microclimate Report, July 2023**
- o **Energy Strategy Statement, June 2023**
- o **Baseline Television Signal Survey & Television Reception Impact Assessment, December 2022**
- o **Socio Economics Environmental Statement Addendum, August 2023**
- o **Townscape and Visual Impact Assessment, Technical Note, August 2023**

3.10 Condition 7 is proposed to be amended as follows:

"The development shall be carried out in accordance with the approved **Waste Management Strategy, REV.01, July 2023** received by the City Council, as Local Planning Authority. The approved scheme shall remain in situ whilst the use or development is in operation."

3.11 The remaining conditions attached to consent reference 135827/JO/2022 are to be unaltered.

4. PLANNING APPRAISAL

BASIS FOR DECISION TAKING

- 4.1 Section 73 applications are determined in accordance with the adopted development plan and other material considerations, under Section 38(6) of the 2004 Act, and conditions attached to the existing permission.
- 4.2 Annex A of the 'Flexible options for planning permission' section of PPG states that in considering section 73 applications, "Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission."
- 4.3 There have been no significant changes to national or development plan policies since the last Section 73 consent (reference 135827/JO/2022) was granted. Section 5 considers the planning policy context and public benefits of the scheme.

CONSIDERATIONS

- 4.4 The minor material amendments to the scheme impact on the following planning considerations:
- Additional Residential Units and Minor Changes to Accommodation Schedule;
 - Cycle Parking;
 - Daylight, Sunlight and Overshadowing;
 - Energy Strategy;
 - Heritage;
 - Townscape;
 - TV Signal and Reception;
 - Waste Management; and
 - Wind Microclimate.

ADDITIONAL RESIDENTIAL UNITS AND MINOR CHANGES TO ACCOMMODATION SCHEDULE

- 4.5 Overall, the number of residential apartments proposed has increased from 213 to 229. 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, over the 41st and 42nd floor. Consequently, the penthouse floor has moved up to the 43rd floor.
- 4.6 The Socio Economics Environmental Statement Addendum report prepared by WSP is based on the revised construction programme and accommodation schedule. It

provides the updated baseline information on the economy and employment to assess the impact on construction and operational employment generation. The updates to the scheme have resulted in a slight increase in the projected number of Full Time Equivalent (FTE) construction employees. The significance of effect for direct, indirect and induced economic benefits in the local and regional study areas remains the same, given the minor change in employment numbers in the overall context of the local and regional economy.

- 4.7 There has been a small decrease in the office floorspace and a small increase in spa floorspace in the proposed development. Overall, there will be 1,595 net employees, 48 fewer than previously projected.
- 4.8 There are no changes to the significance of assessment findings on the basis of the proposed revisions to the scheme. There are no changes to the significance of assessment findings on the basis of the revised scheme given the relatively small changes to unit numbers and very minor differences in the area schedule. Therefore, the residual effects for Socio Economics outlined in the 2022 ES Addendum remain unchanged.
- 4.9 Given the originally identified need for very high-quality residential accommodation within the centre of the city to attract new investment, the increase in residential apartments maximises the potential of the development to meet such need. Residential uses are encouraged within the city centre. The additional accommodation will achieve the same high levels of design as the apartments already approved, conforming to, or exceeding the Nationally Described Space Standards and Manchester's Residential Design Quality Guidance. The mix of apartment sizes is generally the same as that approved previously, as set out in the table of changes earlier in this statement. The increase in the number of residential apartments is therefore policy compliant and considered acceptable.

CYCLE PARKING

- 4.10 The internal layout of the basement level -1 of No. 2 St Michael's has been updated to provide additional cycle parking spaces for the additional 16 apartments at a 1:1 ratio.
- 4.11 Access to the basement -1 level from the ground floor is amended to be via a bike ramp in a stairway. The cycle storage spaces for residents equate to 229 (1 per apartment) and these will be in a semi vertical stacked rack. The number of cycle parking spaces for the offices will remain consistent from the consented decision at 90, in the form of 34 double stack spaces, 48 vertical stacks, 8 Sheffield stands. For hotel staff, eight spaces in the form of double stack spaces will be provided.
- 4.12 Overall, within the entire development (Phases 2 and 3), the cycle parking spaces in the bike store on Basement Level -01 are proposed to increase from 494 to 521.
- 4.13 This change is considered wholly acceptable given the additional 16 apartments as it reflects the approved cycle parking strategy.

- 4.14 Overall, the number of parking spaces has not changed. There are 15 parking spaces including one disabled space within the building at Basement level -1. A total of 30 spaces are provided in Phase 2, not affected by these amendments.
- 4.15 Disabled space provision will remain constant at 5 spaces and the proportion of the total parking spaces remains 11%, in excess of parking standards. Electric charging spaces will continue to be provided at 19 spaces, with eight of these in the basement of the Phase 3 building.

HERITAGE

- 4.16 The submitted Supplementary Design Report and revised plans prepared by Hodder + Partners confirms that the only external design changes proposed are the additional circa 7m added to the tower as a result of the additional two floors of residential apartments, and some minor changes to the proposed elevations.
- 4.17 The alterations to elevations comprise the relocation of louvres, entrances, solid panels and the enclosure of the podium roof-terrace. The column spacing of the ground floor has been amended to match No 1, St Michael's.
- 4.18 The most significant external change proposed is the increase in the height of the tower which is proposed to be amended from 172.35m to 179.03m AOD. This comprises an increase of 5.9m to accommodate two additional floors of residential apartments and some additional height to increase floor to floor heights in some places. Therefore, the total increase from the top of the consented roof to the top of the proposed roof is 6.68m.
- 4.19 An Addendum Heritage Statement: Updated Visual Impact prepared by Stephen Levrant Heritage Architecture compares the previous assessment within the 2017 Impact Assessment and the revised scheme.
- 4.20 In terms of the visual appearance of the scheme as now proposed compared to the scheme approved previously, five views have been updated to allow for side-by-side comparison (22, 23, 27, 27 and 28). There will not be any discernible changes visible in the other views originally assessed. The Addendum sets out side by side comparisons of these viewpoints and find that the impacts will remain as the same as the original 2017 assessment. Therefore, the amended proposal will not affect the conclusions of the 2017 Heritage Impact Assessment or the accompanying ES chapter.

DAYLIGHT, SUNLIGHT AND OVERSHADOWING

- 4.21 An Environmental Statement Addendum to the Daylight, Sunlight and Overshadowing Chapter has been prepared by WSP.
- 4.22 An additional paragraph has been added to the introduction, referencing the re-assessment of the daylight and sunlight of the existing surrounding properties as a result of the proposed amendments to the massing and size of the tower, as well as the overshadowing assessment to identify any potential overshadowing impacts to the amenity spaces within the proposed development.

- 4.23 An additional paragraph has been inserted to make reference to the updated version of the BRE guide published in 2022. However, there is no changes in regard to the external impact assessments so this should not affect the methodology and criteria followed in the 2019 ES Addendum. There is no other change to planning policy or guidance.
- 4.24 In the assessment of effects section, new text for the results of the revised daylight assessment indicate that the proposed amendments to the design are unlikely to significantly affect the results of the 2019 daylight assessment in terms of impact on sensitive receptors. The total affected windows has increased to 29.8% from 28.4%. The results of the re-assessment for sunlight indicate that the proposed amendments are unlikely to significantly affect the results too, with the total adversely affected south facing windows at 18.2% from 17.7% in 2019. The results for overshadowing to surrounding open amenity spaces remains largely unchanged. The results are equivalent to those provided in the 2019 Addendum.
- 4.25 All other parts of the ES Addendum 2019 do not require updating. Therefore, the results of the revised assessment for daylight, sunlight and overshadowing are not significantly affected.

ENERGY STRATEGY

- 4.26 A revised Energy Strategy Report has been prepared by Novo to support the revised Phase 3. The report is supported by SAP/SBEM Calculations to provide compliance in England with the Building Regulations Part L at Appendices A and B.
- 4.27 This report assesses Phase 3 of the proposed development's estimated CO₂ emissions and energy demand. The estimated SAP primary energy demand results for the additional floors continue to be an improvement on the current benchmark target.
- 4.28 The analysis has shown that by incorporating passive and low energy design measures, compliance with Part L 2012 is achieved. Furthermore, an estimated SAP 10 calculation shows that on-site CO₂ has been reduced over the baseline calculation by 22.28% therefore achieving the required 15% reduction over 2010 Building Regulations as stipulated in the Manchester Core Strategy. This has been achieved by using high performance materials to improve the building fabric u-values, incorporating highly efficient air source heat pumps for heating/cooling, and installing mechanical ventilation with heat recovery. Low flow rate fixtures and fittings will be used to reduce water consumption.

TOWNSCAPE

- 4.29 A Townscape and Visual Impact Assessment Technical Note prepared by Plantit IE is submitted to support the application and consider the likely significant effects of the amendments proposed with respect to townscape and visual amenity, to understand any change from the previous TVIAs.
- 4.30 Due to the nature of the amendments affecting the roof height of the development, the only views required to be updated are Views 22, 23, 25, 27 and 28 – those views where the top of the tower is visible.

- 4.31 Of the receptors assessed, none result in further significant effects above those considered in the previous assessments. View 23 (Central Library view) does experience a greater magnitude of impact as more storeys will be visible above the Library roof, however this is not considered to be of a scale to result in a new significant effect. Therefore, the conclusions of the assessment are acceptable.

TV SIGNAL AND RECEPTION

- 4.32 A Baseline Television Signal Survey & Television Reception Impact Assessment has been prepared by GTech to support this application for revisions. The original assessment has been updated to take account of the increased height of the tower by c. 7m.
- 4.33 The proposed development's impact on digital satellite television (Freesat and Sky) may cause reception degradation for properties immediately southeast of the site on Bootle Street and beyond. If any interference occurs, simple and cost-effective antenna betterment should restore the reception of all DTT services. The use of tower cranes and the proposed development may cause disruption to the reception of digital satellite television services to the north and north-west of the site within 338m of the site's boundary (an increase of 14m from the findings of the previous assessment). Mitigation comprising repositioning satellite dishes to new locations without an obscured line of sight view to the satellites should restore all services, and if satellite dish relocations are not possible, the use of DTT receiving equipment would offer affected viewers an alternative source of digital television broadcasts.
- 4.34 The impact of the proposed development on the digital terrestrial television (Freeview) may cause reception degradation for properties immediately southeast of the site on Bootle Street. If there is any interference, simple and cost-effective antenna betterment should restore the reception of all DTT services.
- 4.35 The impact of the proposed development will have a minimal impact on the television signal and reception around the site, compared to the original assessment.

WASTE MANAGEMENT

- 4.36 A revised Waste Management Strategy and Proforma has been prepared by WSP to support the revisions involving the additional 16 residential apartments.
- 4.37 Section 2 of the report, management of operational waste for the residential development, has been updated. Bin numbers have been quantified using residential waste generation metrics detailed within the Guidance. The total waste generation for 229 residential units is 51,525 litres. Therefore, the total number of bins in the main waste store has increased to 23 no. refuse bins, 12 no. dry mixed recycling bins, 12 no. pulvable recycling bins and 5 no. organic waste bins.
- 4.38 All other aspects of the waste collection and removal strategy remain unchanged.

WIND MICROCLIMATE

- 4.39 A revised Wind Microclimate report has been prepared by Arcaero using the revised model with two additional residential storeys.
- 4.40 Cumulative developments were also taken into account. Since the previous assessment, consent has been granted for the Great Northern Warehouse scheme (ref. 135565/FO/2022). The scheme is located approximately 200m south of the site and comprises three residential buildings above the retained car park, with heights of 16, 27, and 34 storeys. Given its position relative to the prevailing wind and the Beetham Tower to the south, it is anticipated that the wind conditions in and around the St Michael development would remain similar or slightly improved due to shielding effect provided by this scheme in the cumulative configuration.
- 4.41 Wind conditions remain safe for all pedestrians and substantially comfortable for intended uses within and around the site. With the introduction of cumulative developments, wind conditions within and around the site are materially similar to the existing surrounds scenario. The wind conditions for the proposed development within existing surrounds and the proposed development within the cumulative surrounds are consistent with the findings in wind tunnel testing report, and are suitable for their intended use.
- 4.42 The proposed amendments have not significantly altered the findings of the Wind Microclimate Assessment.

5. PLANNING POLICY

- 5.1 The planning policy framework for the development includes the Manchester Core Strategy (adopted July 2012), the saved policies of the Manchester UDP (adopted July 1995), Jackson's Row Strategic Development Framework (December 2015),
- 5.2 This section considers the planning policy context and public benefits of the scheme, which are unchanged since the grant of the last permission on 8 August 2023.
- 5.3 The site is located within the City Centre on the Proposals Map and within the Deansgate / Peter Street Conservation Area.
- 5.4 The relevant Core Strategy policies that the proposal was originally assessed against are unchanged:

Policy SP1: Spatial Principles

Policy EC1: Employment and Economic Growth in Manchester

Policy EC3: The Regional Centre

Policy CC1: Primary Economic Development Focus: City Centre and Fringe

Policy CC2: Retail

Policy CC3: Housing

Policy CC4: Visitors – Tourism, Culture and Leisure

Policy CC5: Transport

Policy CC6: City Centre High Density Development

Policy CC7: Mixed Use Development

Policy CC8: Change and Renewal

Policy CC9: Design and Heritage

Policy CC10: A Place for Everyone

Policy H1: Overall Housing Provision

Policy H8: Affordable Housing Policy C1: Centre

Policy EN1: Design Principles and Strategic Character Areas

Policy EN2: Tall Buildings

Policy EN3: Heritage

Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

Policy EN6: Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies

Policy EN8: Adaptation to Climate Change Policy EN19: Waste

Policy DM1: Development Management

5.5 The relevant saved policies of the Manchester UDP are DC7: New Housing Development and DC26: Development and Noise.

5.6 The Jackson's Row Strategic Regeneration Framework ('SRF') was endorsed by Manchester City Council's Executive in December 2015, and provides guidance for new development in the area, as well as providing broad development principles and an indicative masterplan.

5.7 The SRF identifies that the site should be developed for a mixed-use scheme comprising offices, synagogue, residential, hotel and retail within a shared space. Activities should overlap in time and space and the site should include residential, work, transitional, recreational and social activities. The SRF goes on to develop principles towards the physical development of the site, including a masterplan. There are ten objectives for new development as follows:

- A new destination for Manchester
- Growth
- World class architecture
- Heritage
- Integration
- Connectivity
- Vitality
- Sense of place
- Sustainability
- Accessibility

5.8 The development's positive response to the objectives of the SRF has been maintained.

5.9 The proposals arose from the need to address specific, strategically identified needs within Manchester for:

- New public spaces;
- A five star hotel to meet the significant undersupply of five star rooms and facilities in the city;
- Grade A office space to assist in addressing the current undersupply;
- Premium quality apartments to meet a gap in the market;
- A new destination within the city to further grow the economy and provide jobs;

- A new destination to support tourism, culture, business, the city's residents and the civic function of the city;
- To regenerate an underused site which is dominated by a substantial, vacant building; and
- To strengthen linkages between Deansgate and Spinningfields, and the Civic Quarter.

6. CONCLUSIONS

- 6.1 In conclusion, this Revisions Statement has been prepared to support an application made under Section 73 of the Town and Country Planning Act 1990 (as amended) for minor-material amendments to the planning consent referenced 135827/JO/2022, on behalf of the applicant, Jackson's Row Developments Limited.
- 6.2 The proposed amendments sought are updates to the wording of conditions 2 and 7, to update the approved drawings and documents and the waste management strategy. The amendments relate entirely to No. 2 St Michael's, otherwise known as Phase 3 or Block A. The description of development is:
- “Variation of condition 2 (approved drawings and documents) and condition 7 (waste management) to make minor material amendments to consent ref. 135827/JO/2022, to create an additional 2 storeys of residential apartments; internal reconfiguration of basement level -02; reconfiguration of basement level -01 and ground floor to reflect updated residential cycle and bin provision; and internal reconfiguration of level 06.”**
- 6.3 The main changes are the addition of two extra floors of residential apartments over Levels 41 and 42, resulting in an increase in height of 6.68m to the tower to accommodate these floorplates. The number of residential apartments has increased by 16, to 229. The other minor material amendments include internal amendments to the layout of Level 06, and reconfiguration of the bicycle parking and bin provision to reflect the increased quantity of residential apartments.
- 6.4 The changes are of a scale and nature that result in a development which is not substantially different from the one which has been approved. As Section 5 sets out, the proposed changes are not significant and are appropriate for a Section 73 application for minor-material amendments.