

5 June 2023

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

FAO Jennifer Atkinson

Dear Jennifer

325 – 327 Deansgate, Manchester - Application for Non-Material Amendments to Planning Permission 125804/FO/2019

On behalf of our client, Jedi Deansgate Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make Non-Material Amendments (“NMA”) to Planning Permission 125804/FO/2019.

Background

On 26 June 2020 Planning Permission was granted for 325 – 327 Deansgate, Manchester, M3 4LQ (Reference 125804/FO/2019). The description of development approved under application reference 125804/FO/2019 is as follows:

“Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works.”

Following Jedi Deansgate Ltd (“the Applicant”) securing funding for the development, a non-material amendment (Ref. 136154/NMC/2023) was approved on 17 February 2023 which amended the wording of four pre-commencement conditions to allow demolition works to begin. These conditions required details which were not directly relevant to the initial demolition phase and which are currently subject to detailed design and procurement. This process is underway to support a smooth and prompt transition on completion of demolition directly onto construction.

A further application (Ref. CDN/23/0123) was approved on 11 May 2023 to discharge seven conditions required to be discharged prior to demolition commencing.

This application for a further non-material amendment is submitted following a meeting with the Local Planning Authority on 31 May 2023, when it was agreed with the case officer that sufficient information has now been submitted to discharge the relevant conditions to allow for demolition to begin. Therefore, this Section 96(a) is submitted for clarification purposes.

Proposed Non-Material Amendments

Amendments are proposed to the wording of the following two conditions:

Condition 6a (as amended by 136154/NMC/2023) – Drainage of Surface Water

This condition was previously amended to allow for below ground works to take place prior to a scheme for the drainage of surface water being submitted. As demolition is above ground, it is proposed to amend this condition as follows:

*“Notwithstanding the detailed flood risk and drainage strategy stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, (a) above ground works **excluding demolition** shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:*

**Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;*

**Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;*

**Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*

**Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;*

**Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*

**Where surface water is connected to the canal agreement in principle from Canal and River Trust is required. An email of acceptance of proposed flows and/or new connection will suffice.*

**Hydraulic calculation of the proposed drainage system;*

**Construction details of flow control and SuDS elements.”*

Condition 12 – Detailed Structural Design and Surveys

The decision notice for application ref. CDN/23/0123 states that Condition 12 has been partially discharged to allow for demolition only. As the condition wording does not allow for partial or phased discharge, it is therefore proposed to amend this condition as follows:

“Prior to the commencement of ~~the development~~ works excluding demolition, detailed structural designs / surveys shall be submitted for approval in writing by the City Council, as Local Planning Authority, in order to determine the effects of the proposal on the structure of the Viaduct. This shall include, the detailed design (including the results of any structural surveys) and the proposed structure monitoring regime during the development construction. The approved strategy shall be adhered to throughout the development.”

Planning Policy and Guidance

Since planning permission was granted in June 2020, there has been no change to the adopted Development Plan and planning policy, therefore remains unchanged. The proposed amendments do not result in any material change and therefore do not require a reassessment of the proposals against Development Plan policies. For reference, full consideration of the proposed development against the planning policy framework is considered within the original 325 – 327 Deansgate Planning Statement.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this application. The National Planning Policy Framework (NPPF) was updated in July 2021, however there are no changes to the Framework or Planning Practice Guidance which would affect consideration of the application.

Pre-application Consultation

The approved scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

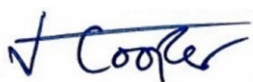
Summary

In addition to this cover letter, the application submission comprises the completed Application Forms.

The application fee to Manchester City Council for £234 has been provided via the Planning Portal (PP-12211599).

If you require any further details, please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk).

Yours sincerely



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