



**Planning**

Lucy Harrison  
Telephone: 0161 234 5795  
lucy.harrison@manchester.gov.uk

P O Box 532 Town Hall  
Manchester M60 2LA

Mr Cameron Radford  
Deloitte LLP  
The Hanover Building  
Corporation Street  
Manchester  
M4 4AH

Date: 28 September 2023

Dear Sir/Madam,

**Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission**

**Application No:** 137793/NMC/2023

**Description:** Non material amendment to planning permission 132199/FO/2021 comprising of internal reconfiguration and amendment to EVC provision (variations to conditions 2 (plans), 38 (EVCs Ph1) and 67 (EVCs Ph2))

**Location:** Plot F , Great Jackson Street, Manchester, M15 4TH

I refer to your application for a non-material amendment to planning permission reference 132199/FO/2021.

The proposed amendment relates to alterations to the layouts of Levels 01, 02, 49 and 50 of Plots F1 and F2 and amendments to the wording of conditions 38 and 67 relating to Electric Vehicle Charging provision.

Following an assessment of the details and plans submitted, including Cameron Radford of Deloitte's email of 22 September 2023 agreeing a revised wording of conditions 38 and 67, it is confirmed that the amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 132199/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132199/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Condition 2

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

## Context Drawings

10334-Z1-SHP-G000-PL-Grd-B5D803 P01 Site Wide - Application Boundary Plan  
10334-Z1-SHP-G000-PL-Grd-B5D804 P02 Site Wide - Ground Phasing Plan  
10334-Z1-SHP-G000-PL-B1-B5D801 P01 Site Wide - Basement Phasing Plan  
10334-Z1-SHP-G000-PL-Grd-B5D805 P01 Site Wide - Reference Plan  
10334-Z1-SHP-JC20-PL-Grd-B5D801 P01 Site Wide - Demolition Plan

## Site Wide Plans

10334-Z1-SHP-G100-PL-B3-B5D801 P01 Site Wide Plan - Level B3 Basement  
10334-Z1-SHP-G100-PL-B2-B5D801 P01 Site Wide Plan - Level B2 Basement  
10334-Z1-SHP-G100-PL-B1-B5D801 P01 Site Wide Plan - Level B1 Basement  
10334-Z1-SHP-G100-PL-Grd-B5D801 P02 Site Wide Plan - Level 00 Entrance Level  
10334-Z1-SHP-G100-PL-01-B5D801 P03 Site Wide Plan - Level 01 Amenity Level  
10334-Z1-SHP-G100-PL-02-B5D801 P03 Site Wide Plan - Level 02 Minimum apartment level  
10334-Z1-SHP-G100-PL-04-B5D801 P02 Site Wide Plan - Level 04 Typical apartment level  
10334-Z1-SHP-G100-PL-05-B5D801 P02 Site Wide Plan - Level 05 Typical apartment level  
10334-Z1-SHP-G100-PL-11-B5D801 P02 Site Wide Plan - Level 11 Maximum apartment level  
10334-Z1-SHP-G100-PL-49-B5D801 P03 Site Wide Plan - Level 49 Lower Duplex Level  
10334-Z1-SHP-G100-PL-50-B5D801 P03 Site Wide Plan - Level 50 Upper Duplex Level  
10334-Z1-SHP-G100-PL-51-B5D801 P02 Site Wide Plan - Plan - Level 51  
10334-Z1-SHP-G100-PL-RF-B5D801 P02 Site Wide Plan - Top of Parapet

## F1 Tower Plans

10334-F1-SHP-G200-PL-B3-B5D801 P01 GA Plan - Level B3 Basement  
10334-F1-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement  
10334-F1-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement  
10334-F1-SHP-G200-PL-Grd-B5D801 P02 GA Plan - Level 00 Entrance Level  
10334-F1-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level  
10334-F1-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level  
10334-F1-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level  
10334-F1-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level  
10334-F1-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level  
10334-F1-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level  
10334-F1-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level  
10334-F1-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51  
10334-F1-SHP-G200-PL-RF-B5D801 P01 GA Plan - Roof level  
10334-F1-SHP-G200-SK-Grd-010 P01 - F1 Ground Floor Bin Collection Point  
10334-F1-SHP-G200-SK-B1-005 P01 - Sketch GA Plan Level B1 MCC Bin Collection Only Option

## F2 Tower Plans

10334-F2-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement  
10334-F2-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement  
10334-F2-SHP-G200-PL-Grd-B5D801 P02 GA Plan - Level 00 Entrance Level  
10334-F2-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level  
10334-F2-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level  
10334-F2-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level

10334-F2-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level  
10334-F2-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level  
10334-F2-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level  
10334-F2-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level  
10334-F2-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51  
10334-F2-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level  
10334-F2-SHP-G200-SK-Grd-008 P01 - F2 Ground Floor Bin Collection Point  
10334-F2-SHP-G200-SK-B1-001 P01 - Sketch GA Plan F2 Level B1 MCC Bin Collection  
Only Option

#### Site Wide Elevations

10334-Z1-SHP-G100-EL-XX-B5D801 P01 Site Wide North Elevation  
10334-Z1-SHP-G100-EL-XX-B5D802 P01 Site Wide South Elevation  
10334-Z1-SHP-G100-EL-XX-B5D803 P01 Site Wide East Elevation  
10334-Z1-SHP-G100-EL-XX-B5D804 P01 Site Wide West Elevation  
10334-Z1-SHP-G100-EL-XX-B5D805 P01 Site Wide Elevation Section AA  
10334-Z1-SHP-G100-EL-XX-B5D806 P01 Site Wide Elevation Section BB  
10334-Z1-SHP-G100-SE-XX-B5D801 P01 Site Wide - Long section

#### F1 Elevations

10334-F1-SHP-G100-EL-XX-B5D801 P01 F1 Elevation  
10334-F1-SHP-G200-EL-XX-B5D801 P01 GA Podium Elevation

#### F2 Elevations

10334-F2-SHP-G100-EL-XX-B5D801 P02 F2 Elevation  
10334-F2-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation 8.0 Detailed Elevations  
10334-F1-SHP-G251-DE-XX-B5D801 P01 F1 Tower - Typical detailed elevation  
10334-F1-SHP-G251-DE-XX-B5D802 P01 F1 Tower - Minimum corner detailed elevation  
10334-F1-SHP-G251-DE-XX-B5D803 P01 F1 Tower - Parapet detailed elevation  
10334-F1-SHP-G251-DE-XX-B5D804 P01 F1 Podium - Typical elevation  
10334-F2-SHP-G251-DE-XX-B5D801 P01 F2 Tower - Typical detailed elevation  
10334-F2-SHP-G251-DE-XX-B5D802 P01 F2 Tower - Maximum corner detailed elevation  
10334-F2-SHP-G251-DE-XX-B5D803 P01 F2 Tower - Parapet detailed elevation  
10334-F2-SHP-G251-DE-XX-B5D804 P01 F2 Podium - Typical elevation

#### Landscape Drawings

Z1-TPM-G710-PL-XX-3851 101 P02 Landscape General Arrangements  
F1-TPM-G710-PL-XX-3851 102 P01 Tower F1: Ground Floor Private Garden  
F2-TPM-G710-PL-XX-3851 103 P01 Tower F2: Ground Floor Private Garden  
Z1-TPM-G710-PL-XX-3851 104 P02 Hardworks  
Z1-TPM-G710-PL-XX-3851 105 P02 Lighting Layout  
Z1-TPM-G710-PL-XX-3851 201 P02 Public Realm: Planting Plan  
F1-TPM-G710-PL-XX-3851 202 P01 Tower F1: Private Garden Planting Plan  
F2-TPM-G710-PL-XX-3851 203 P01 Tower F2: Private Garden Planting Plan  
Z1-TPM-G710-PL-XX-3851 101 P1 Plot F Proposed Trees

#### Reports and Correspondence

PR-TPM-G710-RP-GRD-3851 501 P02 Landscape Design Statement  
PR-TPM-G710-RP-GRD-3851 502 P01 Landscape Management Report  
PR-TPM-G710-RP-GRD-3851 503 P01 Tree Management Strategy

10334-Z1-SHP-A180-RP-XX-B5D802 P03 Design and Access Statement dated October 2021 by SimpsonHaugh and Partners  
 10334-Z1-SHP-A180-RP-XX-B5D803 P01 Design and Access Statement Addendum dated December 2021 by SimpsonHaugh and Partners  
 Television Desk-Based Report by Pager Power dated October 2021  
 Radar Mitigation Scheme agreed with NATS (En Route) plc;  
 Highways and Transport - Post-Submission Response by Curtins dated 25 February 2022;  
 Environmental Statement Non-Technical Summary dated November 2021;  
 Environmental Statement: Volume 1 dated November 2021;  
 Environmental Statement: Volume 2 dated October 2021;  
 Archaeological Desk-Based Assessment Report No. SA/2021/31 Version 1 by Salford Archaeology;  
 Written Scheme of Investigation (WSI) for an Archaeological Evaluation of Plot F, Great Jackson Street Version 1, dated 5 November 2021;  
 Aviation Safety Assessment dated October 2021 by Pager Power  
 Broadband Connectivity Assessment dated October 2021 by Pager Power  
 Crime Impact Statement 15 July 2021 Reference: 2021/0264/CIS/01 by Greater Manchester Police;  
 Management Strategy by Zenith Property Management received by the City Council as local planning authority on 12 November 2021;  
 Fire Statement Form received by the City Council as local planning authority on 12 November 2021;  
 Plot F Local Labour Agreement - July 2021;  
 Summertime Internal Environment CIBSE TM59 Overheating Analysis by Futureserv Ltd  
 Environmental Standards and Energy Statement Ref: 2021.072 dated November 2021 by Element Sustainability;  
 Written Scheme of Investigation for an Archaeological Evaluation by Salford Archaeology Revision 1.0 dated 5 November 2021;  
 Planning and Tall Building Statement dated November 2021 by Deloitte;  
 Acoustics Ventilation & Overheating Assessment Technical Note Ref: T01-PR0660-MPF dated 3/11/2021 by Fisher Acoustics;  
 Arboricultural Impact Assessment with Tree Protection Measures dated 22 July 2021 by Godwins Arboricultural Limited;  
 Ecological Survey and Assessment dated October 2021 by ERAP;  
 Flood Risk Assessment and Drainage Strategy Revision V05 Ref: 078524-CUR-XX-XX-RP-C-92001 dated 20 October 2021 by Curtins;  
 Geotechnical and Geoenvironmental Desk Study dated 8 October 2021 by Coffey;  
 HSE Substantive Response pgo-0684 by Hoare Lea;  
 The agent's email (Jennifer Chatfield of Deloitte) to Lucy Harrison dated 25 January 2022 with subject title: App Ref: 132199/FO/2021 - Plot F GJS - GMFRS; and  
 Cameron Radford of Deloitte's email to Lucy Harrison of Manchester City Council dated 22 September 2023 agreeing a revised wording for conditions 38 and 67.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

### 38) Condition 38

Prior to the first occupation of the residential element within Phase 1, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings 10334-F2-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement and 10334-F2-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

- (a) Layout and location of electric vehicle charging points;
- (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;
- (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 36. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase 1 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

67) Prior to the first occupation of the residential element within Phase 2, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings 10334-F2-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement and 10334-F2-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

- (a) Layout and location of electric vehicle charging points;
- (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;
- (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 65. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase 2 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,



Julie Roscoe  
Director of Planning, Building Control & Licensing