

4 August 2023

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

F.A.O Lucy Harrison

Dear Lucy,

Plot F, Manchester – Application for Non-Material Amendments to Planning Permission for 132199/FO/2021

On behalf of our client, Renaker Build Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments (“NMA”) to Planning Permission 132199/FO/2021.

Background

On 1 July 2022 planning permission was granted for Plot F in Manchester City Centre (132199/FO/2021). The description of development approved under application reference 132199/FO/2021 is as follows:

“Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.”

Pre-Application Consultation

This application is submitted following consultation with the Planning Authority in July 2023 at which the proposed amendments were presented and officers advised that they were considered to be non-material to the approved development and could be progressed as an NMA to the existing permission.

Non-Material Amendments to the Approved Development

Following design development and market feedback, Renaker is seeking to undertake some minor interventions to respond to market demand, whilst improving design quality and function of Plot F, Great Jackson Street.

A summary of the key changes to Plot F have been outlined within the 'Plot F: NMA Supporting Document' prepared by the architect Simpson Haugh but are also listed below for ease:

Plot F1

- Level 1 – Back of (BOH) management space removed from each of the plots, replaced with resident amenity space
- Level 02 – removal of one apartment (bedroom type 02) and replacement with back of house management space
- Level 49 and 50 – Floorplan reconfigured to accommodate one additional apartment

Plot F2

- Ground Floor - One external door from amenity to private resident garden removed
- Level 01 - BOH management space removed from each of the plots, replaced with resident amenity space
- Level 02 – removal of one apartment (bedroom type 02) and replacement with back of house management space
- Level 49 and 50– floorplan reconfigured to accommodate one additional apartment

The above changes have shared with the technical team in order to determine whether any the proposed amendments result in any changes to the conclusions of their assessments. The team have confirmed that the proposed amendments result in no changes to any of the technical reports.

Revised Accommodation Schedule

The proposed amendments will result in a minor change to the residential accommodation schedule. It should be noted that the proposed amendments will continue to comply with the MCC Residential Design Quality Guidance space standards. The revised accommodation schedule is set out below:

Unit Numbers

Approved		Revised	
•	3 Bed Units: 48 (5%)	•	3 Bed Units: 50 (5%)
•	2 Bed Units: 624 (63%)	•	2 Bed Units: 624 (63%)
•	1 Bed Units: 316 (32%)	•	1 Bed Units: 314 (32%)
•	Total: 988	•	Total: 988

Summary of amendments to approved plans

The table below identifies which drawings will be superseded by new drawings, as a result of the amendments to Plot F, Great Jackson Street.

Drawing Name	Approved Drawing	New Drawing Reference
Site Wide Plans		
site Wide Plan - Amenity Level	10334-Z1-SHP-G100-PL-01-B5D801 Rev P02	10334-Z1-SHP-G100-PL-01-B5D801 Rev P03
Site Wide Plan - Minimum Levels	10334-Z1-SHP-G100-PL-02-B5D801 Rev P02	10334-Z1-SHP-G100-PL-02-B5D801 Rev P03
Site Wide Plan - Lower Duplex Level	10334-Z1-SHP-G100-PL-49-B5D801 Rev P02	10334-Z1-SHP-G100-PL-49-B5D801 Rev P03
Site Wide Plan - Upper Duplex Level	10334-Z1-SHP-G100-PL-50-B5D801 Rev P02	10334-Z1-SHP-G100-PL-50-B5D801 Rev P03
General Arrangements		
F1 - GA Plan - Level 01 Amenity Leve	10334-F1-SHP-G200-PL-01-B5D801 Rev P02	10334-F1-SHP-G200-PL-01-B5D801 Rev P03
GA Plan - Level 02 Minimum apartment Level	10334-F1-SHP-G200-PL-02-B5D801 Rev P02	10334-F1-SHP-G200-PL-02-B5D801 Rev P03
GA Plan - Level 49 Lower Duplex Level	10334-F1-SHP-G200-PL-49-B5D801 Rev P02	10334-F1-SHP-G200-PL-49-B5D801 Rev P03
GA Plan - Level 50 Upper Duplex Leve	10334-F1-SHP-G200-PL-50-B5D801 Rev P02	10334-F1-SHP-G200-PL-50-B5D801 Rev P03
F2 - GA Plan - Level 01 Amenity Level	10334-F2-SHP-G200-PL-01-B5D801 Rev P02	10334-F2-SHP-G200-PL-01-B5D801 Rev P03
GA Plan - Level 02 Minimum apartment Level	10334-F2-SHP-G200-PL-02-B5D801 Rev P02	10334-F2-SHP-G200-PL-02-B5D801 Rev P03
GA Plan - Level 49 Lower Duplex Level	10334-F2-SHP-G200-PL-49-B5D801 Rev P02	10334-F2-SHP-G200-PL-49-B5D801 Rev P03
GA Plan - Level 50 Upper Duplex Level	10334-F2-SHP-G200-PL-50-B5D801 Rev P02	10334-F2-SHP-G200-PL-50-B5D801 Rev P03
Elevations		
F2 Elevation	10334-F2-SHP-G100-EL-XX-B5D801 Rev P01	10334-F2-SHP-G100-EL-XX-B5D801 Rev P02
F2 GA Elevation – Podium Elevation	10334-F2-SHP-G200-EL-XX-B5D801 Rev P01	10334-F2-SHP-G200-EL-XX-B5D801 Rev P02

Proposed Condition Wording Updates

Conditions 38 and 67 – Electric Vehicle Charging

Conditions 38 and 67 of the original consent (132199/FO/2021) require the submission of an electric vehicle (EV) car parking strategy prior to occupation of each phase. These conditions require the provision of 20% EVC parking spaces from day one. Renaker fully understand the need to promote the use of EV's

but are seeking to amend the how EVCs are delivered to avoid over provision at day 1. The proposed amendment would result in a condition that is consistent with what was proposed in the original application and would also be consistent with EVC provision associated with other recent planning approvals in the City.

If 20% of spaces were fitted with EVCs at day one, Renaker expects that the majority of these spaces would be used to accommodate a non-EVC car. Not only would this result in substantial cost for unused EVC hardware, but also risks installation of EVC technology that will become outdated prior to actually being required for its intended purpose.

Delivery of all EVCs at day one will also give rise to substantial power supply requirements and may require a new sub-station. Renaker therefore wants to explore more efficient operational models that make use of smart management systems, such as energy diversification. This is a rapidly evolving sector that will benefit from a demand-led strategy, as it presents the opportunity to maximise efficiency of EVC capability whilst minimising power demand from the grid.

Renaker therefore proposes an amendment that enables:

- Electric Vehicle Charge (EVC) provision (7kW each) for 10% of the parking spaces on the opening year of the development
- On-demand EVC provision for up to a further 10% throughout the lifetime of the development

By operating a demand-led system, the latest available charging technology can be installed as and when required. Installation itself can take place at short notice, with only a c.3 week lead in time between the request and installation of the necessary charging equipment. Considering the lead in times to purchase an EV car is often significantly greater than 3 weeks, the EVC installation period would not result in a delay for residents.

The above amendments to the EVC strategy and Conditions 38 and 67 have been discussed and agreement in principle was provided by the case officer in June 2023 (see EVC Correspondence submitted with this application).

The table below shows the proposed changes required to the condition wording in order to formalise the proposed amendments.

No.	Approved Wording 132199/FO/2021	Proposed Wording
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;	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;

No.	Approved Wording 132199/FO/2021	Proposed Wording
	(b) Provision for 20% 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.	(b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point; (c) Provision of a further 10% of car parking spaces would be fitted with passive connections to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 36 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.
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 20% 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 132199/FO/2021 Page 28 of 32 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.	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 of a further 10% of car parking spaces would be fitted with passive connections to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 65. 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.

Planning Policy Framework

The Planning Policy Framework relevant to the Proposed Development has not changed since the approval of the original application.

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan. Full consideration of the Proposed Development against the planning policy framework is considered within the original Planning Statement, dated November 2021.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan;
- Summary of Non-Material Amendments (Z1-SHP-A180-RP-XX-NMA01) prepared by Simpson Haugh;
- Revised Drawing Pack prepared by Simpson Haugh, listed in the above table

Summary and Conclusion

The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site (ref: 132199/FO/2021). The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, Ref. PP-12295281. Payment has been sent via Planning Portal for the sum of £234 in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Ed Britton (edbritton@deloitte.co.uk / +44 161 455 6169) and Cameron Radford (cameronradford@deloitte.co.uk / +44 161 455 6768).

Yours sincerely,



Deloitte LLP
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