

05 June 2023

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

FAO Lucy Harrison

Dear Lucy

Part of Plot C and Plot E Great Jackson Street, Manchester – Full Planning Application

Please find enclosed an application for Full Planning Permission, which seeks approval from Manchester City Council for the development of part Plot C and Plot E, as identified in the Great Jackson Street Development Framework (2018) (GJS Framework) ('the Site').

The Site measures approximately 1.29 ha and is bounded by Silvercroft Street and the Owen Street Car Park to the north, Melbourne Street and Plot F to the south, Owen Street and Deansgate Square to the east and Crown Street Phase 2 (under construction) to the west. The site is split on a north – south axis by Great Jackson Street.

The Applicant is Renaker Build Ltd.

Description of Development

A Full Planning Application is being submitted for 1,746 residential apartments, across two 47 and two 51 storey buildings. The Proposed Development is described as follows:

"Full planning permission for the demolition of existing structures and the phased construction of four residential buildings ranging from 47 to 51 storeys to provide a mix of and providing 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works."

Application Documentation

This Covering Letter should be read in conjunction with the following documents submitted with this Application:

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Table 1.1 Application Documentation

Document	Prepared By
Location Plan	SHP
Existing Site Plan and Elevations	SHP
Planning Application Drawings – Proposed Plans, Elevations and Sections	SHP
Phasing Plan	SHP
Landscape Plans	TPM Landscape
Statement of Consultation	Deloitte
DAS	SHP
Landscaping Management Plan, Design Statement and Drawings	TPM Landscape
Green and Blue Infrastructure Statement	Deloitte
Lighting Strategy	FutureServ
Arboricultural Impact Assessment Report (AIA)	Godwins
Archaeological Desktop Study	University of Salford
Broadband Connectivity Assessment	Pager Power
TV Reception Survey	Pager Power
Safety Assessment (Manchester Airport)	Pager Power
Crime Impact Statement (CIS)	GMP
Geo-Environmental Preliminary Risk Assessment	WSP
Ecology Survey	ERAP
Environmental Standards Statement (ESS) and Energy Statement	Element Sustainability
Local Labour Agreement	Renaker
Development Management Strategy	Zenith

Document	Prepared By
Servicing Strategy (included within Transport Statement)	Curtins
Site Waste Management Strategy (included within the DAS)	SHP
Ventilation Statement	FutureServ
Viability Assessment	Renaker
Flood Risk Assessment and Drainage Strategy	Curtins
Heritage Statement	Stephen Levrant Heritage Architecture
Fire Statement (residential only)	Tenos

Table 1.2 Application Documentation (EIA)

The Environmental Impact Assessment (EIA) of the proposals, which comprises:	
Introduction	Deloitte
EIA Methodology	Deloitte
Design Evolution	Deloitte
Site and Development Description	Deloitte
Construction Methodology and Programme	Renaker
Air Quality	Enzygo
Climate Change	WSP
Daylight, Sunlight and Overshadowing	GIA
Noise and Vibration	Fisher Acoustics
Human Health	Enfusion
Solar Glare	GIA
Townscape and Visual Impact	Chris Burnett Associates

The Environmental Impact Assessment (EIA) of the proposals, which comprises:

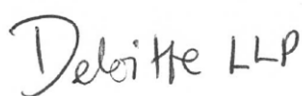
Traffic and Transport	Curtins
Wind Microclimate	WSP
Socio-Economics	Ekosgen
Type 1 Cumulative Effects	Deloitte
Volume 2: Technical Appendices	EIA Consultants, as necessary

Application Fee

The Application has been submitted via the Planning Portal (Ref. PP-12079992). Payment of the planning application fee in the sum of £264,761.00 has been made directly to Manchester City Council. I would be grateful if you could please confirm receipt of this fee.

I look forward to written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Rachel Poole (0161 455 6272 / rpoole@deloitte.co.uk) and Danielle Nevin (0161 455 8360 / dnevin@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.