

03 February 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
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.”

Jedi Deansgate Ltd (“the Applicant”) has now secured funding for the development and is ready to commence development. The first phase of development will comprise demolition of the existing buildings on-site, which currently lie vacant. Whilst the demolition works can commence immediately, some details required by condition prior to any works on-site are not directly relevant to the initial demolition phase and are currently subject to detailed design and procurement. That process is underway to support a smooth and prompt transition on completion of demolition directly onto construction.

Consequently, this application seeks approval for amendments to the trigger points of four pre-commencement conditions to allow demolition to take place prior to their full discharge in order to support the overall project delivery programme. An application will be submitted under separate cover to discharge those conditions that do require discharge prior to demolition taking place.

Proposed Non-Material Amendments

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

Condition 6a – Drainage of surface water

*“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) ~~the development~~ **above ground works** 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 7 – Site investigation and risk assessment

“Notwithstanding the preliminary risk assessment prepared by Ground Tech stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020

*(a) ~~before the development hereby approved commences~~ **prior to any development works (excluding demolition) commencing**, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:*

**Submission of a site investigation and risk assessment report; and*

**Submission of a remediation strategy.*

Once approved, the development shall then be carried out in accordance with the approved details.”

Condition 9 – Construction Management Plan

“Prior to ~~the commencement of the development~~ any development works (excluding demolition) commencing, a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments shall be submitted for approval in writing by the City Council, as Local Planning Authority, with regards to safe methods of working adjacent to the Metrolink Hazard Zone. The CMP shall include:

**the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.*

**loading and unloading of plant and materials;*

**storage of plant and materials used in constructing the development;*

**construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);*

**measures to control the emission of dust and dirt during construction.*

The approved CMP shall be adhered to throughout the development.”

Condition 10 – Approval of materials

Condition 10 currently states that materials to be used on all external elevations and shop fronts for the viaduct arches of the development shall be submitted and approved prior to the commencement of development.

It is now proposed that a programme of materials to be used is approved prior to any development works (excluding demolition) commencing. The requirement to amend the trigger point on the condition reflects the relationship timescales for early delivery works, particularly demolition, and the process for selecting, testing and procuring materials.

The Applicant is fully committed to delivering a building that reflects the design, materiality and quality intent approved in the planning permission and Simpson Haugh are retained as delivery architects on the project and will be signing off any materials prior to samples being agreed with Manchester City Council.

In addition, the Applicant is fully committed to working with Manchester City Council to secure all necessary sign-offs on materials on an iterative basis, prior to their procurement, to support a smooth and collaborative detailed design process.

The Applicant has also provided two sample panel drawings to accompany this application which illustrate what the material panels which will be used are intended to show.

To provide further clarity, key milestone dates are set out below:

- Demolition to commence – March 2023
- Selection and procurement of primary façade materials – April 2023 - June 2023
- Construction works to commence – May 2023
- Scheduled completion – March 2025

Taking the above into account, the proposed amendment is as follows:

“Prior to ~~commencement of the development~~ any development works (excluding demolition) commencing, a programme of materials ~~material~~ to be used on all external elevations and shop fronts for the viaduct arches of the development shall be submitted ~~for approval~~ and approved in writing by the City Council, as Local Planning Authority. The programme shall include dates for the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation/louvers/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of 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.

This application is submitted following email correspondence with the Local Planning Authority on 23 January 2023, when it was agreed with the case officer that the changes proposed could be agreed via a Section 96(a) amendment to the existing permission and the proposed amendments were agreed in principle.

Application Documentation

The Application is supported by:

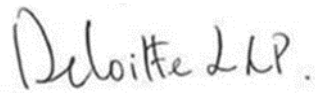
- Application Form;
- Sample panel 01 drawing ref 10446-SHP-ZO-A-G251-DE-XX-0010-P01, prepared by Simpsonhaugh
- Sample Panel 02 drawing ref 10446-SHP-ZO-A-G251-DE-XX-0011-p01, prepared by Simpsonhaugh

Summary and Conclusion

Payment of the planning application fee in the sum of £234.00 has been made directly to Manchester City Council under Planning Portal Reference PP-11874680. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and 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

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

