

21st December 2022

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear Ms Atkinson,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION SUBMITTED UNDER 73 RELATING TO LAND BOUNDED BY JACKSON'S ROW / BOOTLE
STREET / SOUTHMILL STREET AND 201 DEANS_GATE, MANCHESTER
(APPLICATION REFERENCE: 131612/JO/2021 AS AMENDED UNDER CONSENTS REFERENCED
133317/NMC/2022 AND 134638/NMC/2022)**

Please find enclosed an application submitted under section 73 of the Town and Country Planning Act (1990) (as amended) to make minor material amendments to the planning consent referenced 131612/JO/2021 as amended under consents referenced 133317/NMC/2022 and 134638/NMC/2022. The application relates to the comprehensive redevelopment of the site bounded by Southmill Street, Jackson's Row, Bootle Street and 201 Deansgate in Manchester city centre. The development is known as 'St Michael's'.

Planning permission for the development was originally granted on 20th June 2018 (reference: 114664/FO/2016). It was subsequently amended under Section 73 on 26 June 2020 (reference: 125549/JO/2019) and under Section 96a on 1 December 2020 (reference: 125549/JO/2019).

Following discharge of the relevant pre-commencement conditions, works to implement the approved development were undertaken in April 2021 and completed on 12th of that month. The works comprised the demolition of the kitchen of the Sir Ralph Abercromby and making good remaining external walls. These works represented Phase 1 of the Approved Development. The lawful implementation of the consent was confirmed in a Lawful Development Certificate issued by Manchester City Council on 21 May 2021.

A new consent was granted under s73 (reference: 131612/JO/2021) dated 22nd October 2021 and this was amended under Section 96a consent on 23rd May 2022 (reference: 133317/NMC/2022) and Section 96a consent 4th November 2022 (reference: 134638/NMC/2022).

The Phase 2 works, which comprise the construction of the office building and conversion of the former police station (known at No. 1 St Michael's), are progressing on site.

Through the detailed design process of Phase 3, which comprises the erection of the tower and associated podium, a number of relatively minor changes to the approved scheme have been identified; these represent design, functional and operational improvements. The applicant wishes to progress these proposed changes, which are considered to require amendments to the scheme through a Section 73 application. It is important to stress from the outset that the proposed changes, when viewed in the context of the overall scheme, are considered to be minor.

Alongside the Section 73 application, a Section 96a application has been submitted to make a non-material change to the description of the development to respond to the scheme changes proposed in the Section 73 application.

The approved description of the development is:-

"Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotel (Use Class C1), place of worship (Use Class D1) and leisure/ food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works."

As well as updating the scheme description, the proposed changes to the description of development proposed under the Section 96a application also update the descriptions of the uses under the Use Classes Order 2020, given that this order was made following the original grant of planning consent. The Section 96a application therefore proposes the following amended description:

"Partial demolition of existing buildings. Development comprising residential (Use Class C3), hotel (Use Class C1), place of worship (Use Class F1), offices, leisure/ food and drink uses (Class E), and drinking establishments (including those with expanded food provision) (Sui Generis). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works."

The Section 73 Supplementary Design Report and Section 73 Revisions Statement describe and explain the proposed changes to the approved scheme. Importantly were these changes not consented then the firm position of the applicant is that it will deliver the consented scheme notwithstanding that some of the elements would be sub-optimal. Thus, the approved scheme comprises a "fall back" to which regard should be had in determining this application. In summary the proposed changes are:-

- removal of synagogue space from within the development;
- introduction of Grade A Office space into Levels 01-05 in lieu of Synagogue space, hotel gym & spa, hotel conference suite, plant and back of house;
- reconfiguration of ground floor level entrances, frontages and loading to accommodate revised accommodation program;
- increase the depth of the basement below the tower podium for a further two levels, creation of third basement level and increase in footprint of second basement level;
- reduction in parking numbers;
- increase in cycle parking numbers;
- remodelling the layout of the Level 06 internal space and roof terraces to get a more efficient layout;
- repositioning and expansion of the plant deck on the west side of the Block A podium due to increase in mechanical equipment;
- increased height of the tower by 750mm;

- removal of the glass 'lid' to the centre of the tower roof to leave central maintenance area 'open';
- reduction in the number of hotel rooms and
- increase in the number of residential apartments.

The detailed design is by Hodder + Partners who are retained as delivery architects. Planit-ie have refined the proposed landscaping scheme.

All planning documents submitted with the approved application, including the Environmental Statement, have been resubmitted, some in a revised or addendum form, depending on the degree to which they are affected by the proposed amendments. A full list of documents is provided overleaf.

I trust the content of the application is satisfactory to allow you to validate the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any additional queries please do not hesitate to contact me. I hope to hear from you in due course.

Yours sincerely,



Diane Ellis
Associate Director
Ba (Hons) MA MRTPI PIEMA

MAKE Architect's drawings

- P 1000 A1 Site location plan 1:1250
- P 1050 A1 Existing site plan 1:500
- P 1100 A0 Existing North Elevation 1:250
- P 1101 A0 Existing East Elevation 1:250
- P 1102 A0 Existing South Elevation 1:250
- P 1103 A0 Existing West Elevation 1:250

Hodder + Partners Drawings

- Site Demolition Plan (-0)001 1:500@A1
- 0601-S73-205 Elevations – Block B West (Temporary Façade) (P04)
- 0643-HOD-S73-100 (P01) - BASEMENT B3 PLAN
- 0643-HOD-S73-101 (P01) - BASEMENT B2 PLAN
- 0643-HOD-S73-102 (P01) - BASEMENT B1 PLAN
- 0643-HOD-S73-103 (P01) - GROUND LEVEL GA PLAN
- 0643-HOD-S73-104 (P01) - LEVEL 01 GA PLAN
- 0643-HOD-S73-105 (P01) - LEVEL 02 GA PLAN
- 0643-HOD-S73-106 (P01) - LEVEL 03 GA PLAN
- 0643-HOD-S73-107 (P01) - LEVEL 04 GA PLAN
- 0643-HOD-S73-108 (P01) - LEVEL 05 GA PLAN
- 0643-HOD-S73-109 (P01) - LEVEL 06 GA PLAN
- 0643-HOD-S73-110 (P01) - LEVEL 07 GA PLAN
- 0643-HOD-S73-111 (P01) - LEVEL 08 GA PLAN
- 0643-HOD-S73-112 (P01) - LEVEL 09 GA PLAN
- 0643-HOD-S73-113 (P01) - LEVEL 10 GA PLAN
- 0643-HOD-S73-114 (P01) - LEVEL 11 GA PLAN
- 0643-HOD-S73-115 (P01) - TOWER GA PLANS - HOTEL
- 0643-HOD-S73-116 (P01) - TOWER GA PLANS - RESIDENTIAL
- 0643-HOD-S73-117 (P01) - TOWER GA PLANS - RESIDENTIAL
- 0643-HOD-S73-118 (P01) - SITE ROOF PLAN
- 0643-HOD-S73-201 (P01) - ELEVATIONS - EAST & WEST
- 0643-HOD-S73-202 (P01) - ELEVATIONS - NOITTH
- 0643-HOD-S73-203 (P01) - ELEVATIONS - SOUTH
- 0643-HOD-S73-204 (P01) - ELEVATIONS - COURTYARD BLOCK A AND BLOCK B
- 0643-HOD-S73-251 (P01) - BUILDINGS SECTIONS - WEST-EAST
- 0643-HOD-S73-252 (P01) - BUILDINGS SECTIONS - WEST-EAST BRIDGE
- 0643-HOD-S73-253 (P01) - BUILDINGS SECTIONS – NORTH-SOUTH BLOCK A
- 0643-HOD-S73-254 (P01) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK B
- 0643-HOD-S73-500 (P01) - Retail Unit Plan - Level 0UG
- 0643-HOD-S73-510 (P01) - Retail Unit Plan - Level 10
- 0643-HOD-S73-511 (P01) - BUILDING ENCLOSURE - HOTEL PODIUM
- 0643-HOD-S73-512 (P01) - BUILDING ENCLOSURE - HOTEL TOWER
- 0643-HOD-S73-513 (P01) - BUILDING ENCLOSURE - RESIDENTIAL TOWER
- 0643-HOD-S73-514 (P01) - BUILDING ENCLOSURE - OFFICE PODIUM
- 0643-HOD-S73-515 (P01) - BUILDING ENCLOSURE - OFFICE
- 0643-HOD-S73-901 (P01) - WASTE MANAGEMENT - BASEMENT 1
- 0643-HOD-S73-902 (P01) - WASTE MANAGEMENT - GROUND LEVEL
- 0643-HOD-S73-903 (P01) - ACCESS - GROUND LEVEL

SOM Drawings

- S73 011 P01 Site Plan 1:1000

Zerum Drawings

- STM PPP 01 P02 Phasing Plan

Planit ie Drawings

- STM PIE EX ZZ DR L 0001 S2 P03 Public Realm Ground Floor GA 1:200

Documents

- Section 73 Revisions Statement, prepared by Zerum;
- Section 73 Supplementary Design Report, prepared by Hodder + Partners;
- Design & Access Statement, prepared by hodder + Partners and Planit-ie including;
 - Access Statement prepared by Peter Connell Associates, and
 - Residential Management Strategy;
- Planning & Tall Building Statement, prepared by Zerum;
- Regeneration Statement, prepared by Deloitte;
- Heritage Significance Statement, prepared by Stephen Levrant Heritage Architecture;
- Heritage Impact Statement, prepared by Stephen Levrant Heritage Architecture;
- Demolition Justification Statement, led by Zerum;
- Flood Risk Assessment, prepared by WSP;
- Drainage Strategy Report 2022, prepared by WSP;
- Transport Statement, prepared by WSP;
- Framework Travel Plan, prepared by WSP;
- Environmental Standards Statement, prepared by Watergrove with addendums by Novo and Hoare Lea;
- Waste Management Strategy, prepared by WSP;
- Ventilation Strategy, prepared by Novo and Zerum;
- Energy Strategy, prepared by Novo and Zerum;
- TV Reception Survey, prepared by GTech;
- Statement of Consultation, prepared by Counter Context;
- Addendum Statement of Consultation, prepared by Counter Context;
- Crime Impact Statement, prepared by Greater Manchester Police;
- Environmental Statement Addendum 2021, prepared by Zerum with addendums by Novo and Hoare Lea;
- Addendum Environmental Statement (2022), prepared by Zerum, including:-
 - Chapter 7 – Socio Economics;
 - Biodiversity Assessment, 2021
- Addendum Environmental Statement Volume 1 (2019), prepared by WSP;
- Environmental Statement Volume 1 (2017) - Main Text prepared by WSP (unless otherwise stated) which comprises:-
 - Chapter 1 – Introduction;
 - Chapter 2 – Description of the Site and Surrounding Area;
 - Chapter 3 – Description of the Proposed Development;
 - Chapter 4 – Consideration of Alternatives;
 - Chapter 5 – Approach to EIA;
 - Chapter 6 - Noise and Vibration;
 - Chapter 7 – Socio Economics;

- Chapter 8 - Townscape and Visual, prepared by Planit IE;
- Chapter 9 - Built Heritage, prepared Stephen Levrant Heritage Architecture;
- Chapter 10 - Wind;
- Chapter 11 - Daylight, Sunlight and Overshadowing;
- Chapter 12 – Archaeology;
- Chapter 13 - Cumulative Effects; and
- Chapter 14 – Summary of Environmental Commitments;
- Environmental Statement Volume 2 (2017) – Appendices, comprising:
 - Appendix 2.1: Phase 1 Preliminary Geo-environmental Risk Assessment, prepared by WSP;
 - Appendix 2.2: Biodiversity Assessment (including bat surveys), prepared by WSP;
 - Appendix 2.3: Preliminary Geotechnical and Environmental Assessment, prepared by WSP;
 - Appendix 2.4: Air Quality Report, prepared by WSP;
 - Appendix 5.1: EIA Scoping Report, prepared by WSP;
 - Appendix 5.2: EIA Scoping Update Note, prepared by WSP;
 - Appendix 6.1: Acoustic Terminology, prepared by;
 - Appendix 6.2: Noise and Vibration Guidance, prepared by WSP;
 - Appendix 6.3: Construction and Operational Assessments, prepared by WSP;
 - Appendix 6.4: Noise Survey Data, prepared by WSP;
 - Appendix 7.1: Socio-Economic glossary, prepared by WSP;
 - Appendix 8.1 :Townscape Baseline and Effects, prepared by Planit IE;
 - Appendix 8.2 :TVIA Baseline and Effects, prepared by Planit IE;
 - Appendix 8.3 : Kinetic view tracks, prepared by Planit IE;
 - Appendix 8.4 : TVIA Figures, prepared by Planit IE;
 - Appendix 8.5 :Views, prepared by Planit IE;
 - Appendix 10.1: Site terrain Adjustment, prepared by WSP;
 - Appendix 10.2: Contour Plots for Individual Wind directions, prepared by WSP;
 - Appendix 10.3: Contour Plots, prepared by WSP;
 - Appendix 10.4: CFD Technical Assumptions, prepared by WSP;
 - Appendix 11.1: External Daylight and Sunlight Receptors, prepared by WSP;
 - Appendix 11.2: Detailed External Daylight and Sunlight Results, prepared by WSP;
 - Appendix 11.3: Detailed internal daylight & sunlight results, prepared by WSP;
 - Appendix 11.4: Internal Overshadowing Results, prepared by WSP;
 - Appendix 11.5: Glossary, prepared by WSP;
 - Appendix 11.6: External Overshadowing Analysis, prepared by WSP;
 - Appendix 12.1: Archaeological Desk Based Assessment, prepared by WSP;
 - Appendix 12.2: WSI, prepared by WSP;
- Environmental Statement Volume 3 Non-Technical Summary (2022), prepared by WSP; and
- Environmental Statement Volume 4 Technical Summary (2022), prepared by WSP.