

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 SECTION 96A 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 96a of the Town and Country Planning Act (1990) (as amended) to make non-material amendments to the planning consent referenced 131612/JO/2021 as amended under consents referenced 133317/NMC/2022 and 134638/NMC/2022. The project 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. This Section 73 application has been submitted concurrently with this application.

This Section 96a non-material application seeks to change 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 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. This 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."

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