

23 January 2023

Planning Department
Manchester City Council
PO Box 532
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M60 2LA

F.A.O Lucy Harrison

Dear Lucy

Crown Street Phase 2: Land bound by Silvercroft Street, Crown Street, and the Mancunian Way - Application for Non-Material Amendments to Planning Permission 126668/FO/2020

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 in order to make Non-Material Amendments to Planning Permission 126668/FO/2020.

Background

On 3 August 2020, Planning permission was granted for Crown Street Phase 2 (ref: 126668/FO/2020) (the 'Original Permission'). The description of development approved under the Original Permission is as follows:

"Full planning permission for the erection of two 52-storey residential buildings (Use Class C3) each incorporating a podium accommodating residential amenity facilities and ground floor and first floor commercial units (Use Classes A1, A2, A3, or D1), private and public basement car parking, landscaping and a public park, servicing and access arrangements, highways improvements, and associated works (Phases A, B, and D as defined on Drawing Reference: 10292Z1SHPG000PL00 B5D802 and 10292Z1SHPG000PLB1B5D801). Outline planning permission (with all matters reserved) for an educational facility (Use Class D1) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PLB1B5D801)."

Crown Street Phase 2 is currently under construction and comprises the following:

- Full Planning Permission for three phases, comprising:
 - Phase A: One residential building (building C4), a perimeter servicing and access route, public realm (including partial delivery of public park and landscaping), and private residential basement car park.

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- Phase B: One residential building (building C5), a perimeter servicing and access route, public realm (including delivery of remaining area of public park and landscaping), and private residential basement car park.
- Phase D: A three storey basement public car park with vehicular access.
- Outline Planning Permission with all Matters Reserved for Phase C – the Education Facility (Building C3). Reserved Matters approval was subsequently secured in June 2022 (ref: 133516/MO/2022). Phase C is currently under construction.

The Original Permission has been amended via three subsequent Non-Material Amendment (NMA) permissions:

1. Reference: 128226/NMC/2020 (approved 22 October 2020) - for the variation of Condition 19 (Phase A - Noise Insulation for Residential Accommodation) and Condition 57 (Phase B - Noise Insulation for Residential Accommodation) ('First NMA');
2. Reference: 131955/NMC/2021 (approved 5 January 2022) - for alterations to the layout of the Penthouse Level (Level 49 Duplex Lower and Level 50 Duplex Upper) of building C5 ('Second NMA'). The approved Second NMA creates six penthouse apartments instead of four as approved by the Original Permission; and,
3. Reference: 132725/NMC/2022 (approved 15 February 2022) - for the removal of Condition 128 (BREEAM Phase D) ('Third NMA').

The Site

The Site comprises approximately 1.1 hectares (ha) of previously developed land bound by Silvercroft Street, Crown Street and Mancunian Way. The Site is located in the Great Jackson Street area of and sits within the Great Jackson Street Strategic Regeneration Framework (2018) area, which forms a major part of the Southern Gateway redevelopment initiative and is situated on a key gateway into Manchester City Centre.

Proposed Non-Material Amendments – Tower C5 Duplexes / Penthouse Level

The Second NMA, approved in January 2022, provides six duplex apartments in Tower C5. Following a period of marketing, across Tower C4 and the wider Renaker portfolio of similar apartments, it has been determined that there is greater demand for smaller penthouse apartments. Alterations are therefore proposed to Level 49 Duplex Lower and Level 50 Duplex Upper of Tower C5, to reconfigure the layout to create eight smaller duplex apartments. The resulting size of the eight apartments will still exceed Manchester's residential space standards and will be better suited to the current residential demand.

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the amendments to Tower C5. We request that the wording of Condition 2 (Approved Drawings and Documents) be updated to reflect the new drawing references in Table 1.1.

Table 1.1 – Tower C5 Plan References

Drawing Name	Approved Drawing	New Drawing Reference
C5 – GA Plan – Level 49 (Duplex) Lower	10292-C5-SHP-G200-PL-49-B5D801 (Revision P02)	10292-C5-SHP-G200-PL-49-B5D801 (Revision P03)
C5 – GA Plan – Level 50 (Duplex) Upper	10292-C5-SHP-G200-PL-50-B5D801 (Revision P02)	10292-C5-SHP-G200-PL-50-B5D801 (Revision P03)
Zone 1 – GA Plan – Level 49 Penthouse Level	10292-Z1-SHP-G100-PL-49-B5D801 (Revision P03)	10292-Z1-SHP-G100-PL-49-B5D801 (Revision P05)

All other drawings approved under the Original Permission remain unchanged by the proposed amendments.

Effects of the Proposed Changes

The proposed amendments do not change the materiality, siting, massing, height or façade of the buildings. The proposed amendments to the layout of the top two floors result in two more three-bedroom apartments being delivered by the scheme, representing a 0.2% increase in the overall number of residential units (from 857 units to 859 units). This proportion of change is considered to be non-material in planning terms.

The proposed amendments do not result in any changes to the description of development on the Original Permission and do not conflict with the conditions attached to the Planning Permission.

Environmental Impact Assessment Considerations

A fully scoped EIA was submitted and approved under the Original Permission, which included the following technical chapters:

- Air Quality
- Noise and Vibration
- Solar Glare
- Daylight, Sunlight and Overshadowing
- Townscape and Visual Impact
- Traffic and Transport
- Wind Microclimate

The EIA Screening and Scoping Report, which was submitted to MCC on 19 December 2019, considered a maximum of 865 residential units. The Original Permission approved the delivery of 855 residential units,

the Second NMA then resulted in an increase of two residential units to 857 units, and the proposed amendments detailed in this Covering Letter subsequently result in a further increase of two residential units, to 859 units overall.

The proposed amendments fall within the maximum parameters of the original EIA Screening and Scoping Report and will not affect the technical conclusions of any of the technical chapters, nor result in any additional significant environmental effects outside of the above scope. On this basis, updates to the approved Environmental Impact Assessment (EIA) (Ref: 126668/FO/2020) are proposed to be screened out.

Planning Policy and Guidance

Since planning permission was granted in August 2020, there has been no change to the adopted Development Plan and planning policy 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 Crown Street Phase 2 Planning and Tall Building Statement, submitted as part of the original application ref: 126668/FO/2020.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this application. The National Planning Policy Framework (NPPF) was updated on 20 July 2021, but there have been no changes that present new planning considerations for determination of this NMA application.

Pre-application Consultation

The approved scheme (ref: 126668/FO/2020) was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with Places Matter!, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors. The proposals were also subject to statutory consultation during the determination period.

Application Submission

This application comprises this Covering Letter and the following documentation:

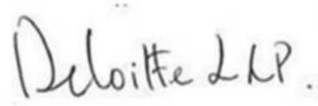
- Application Form and Notices prepared by Deloitte; and,
- Drawings / Plans (detailed in Table 1.1) prepared by SimpsonHaugh and Partners

Summary and Conclusion

Payment of the planning application fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP-11835819. 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 this application and please do not hesitate to contact my colleague Ed Britton (edbritton@deloitte.co.uk / 0161 455 6169) should you require any additional information.

Yours sincerely

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

For Deloitte LLP

Enc.