

13 January 2023

Lucy Harrison
Planning Department
Manchester City Council
Town Hall
Albert Square
M60 2LA

Dear Lucy

Phase C (Education Facility), Crown Street Phase 2 – Application for Non-Material Amendments to Planning Permission 133516/MO/2022

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 (“NMA”) to Planning Permission 133516/MO/2022.

Background

The Reserved Matters details for Phase C (education facility) was approved under application 133516/MO/2022 on 16 June 2022, pursuant to Outline Planning Permission for Crown Street Phase 2 (approved under planning permission 126668/FO/2020 on 3 August 2020 - ‘the hybrid planning permission’). The description of the development associated with Reserved Matters approval, as per the decision notice (ref: 133516/MO/2022) is as follows:

“Details of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to Outline Planning Permission 126668/FO/2020 for Phase C (Education facility) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PLB1B5D801, approved under application 126668/FO/2020).”

The description of development associated with the hybrid planning permission (ref: 126668/FO/2020) 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.
 - 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 approved for the Education Facility (Building C3), which comprises Phase C. Phase C is the subject of this application.

Proposed Non-Material Amendments

The following proposed architectural amendments are a result of the detailed design development process and relate to the Education Facility building (Phase C) of the Crown Street Phase 2 development:

- All windows changed from fixed panes to top hung openable
- External doors height amended to 2100mm from 2700mm
- New proposed metal plinth at ground floor level, bronze finish.

During the detailed design development process the Applicant considers that under a management regime, natural ventilation (openable windows) would provide additional flexibility. It should be noted that the school provider and Local Education Authority also agree with this approach to provide flexibility.

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the amendments to the Education Facility. We request that the wording of Condition 2 (Approved Drawings and Documents) be updated to reflect the new drawing references in Table 1.1 and the revised Ventilation Strategy and Environmental Standards Statement (detailed in the Application Submission section of this letter).

Drawing Name	Approved Drawing Reference	New Drawing Reference
Proposed North & South Elevations	C3-AKL-G200-EL-XX-0015-X01	C3-AKL-G200-EL-XX-0015-P02
Proposed East & West Elevations	C3-AKL-G200-EL-XX-0016-X01	C3-AKL-G200-EL-XX-0016-P02

Drawing Name	Approved Drawing Reference	New Drawing Reference
External Façade Details – Section A	C3-AKL-G251-SE-XX-0017-X01	C3-AKL-G251-SE-XX-0017-P02
External Façade Details – Section B	C3-AKL-G251-SE-XX-0018-X01	C3-AKL-G251-SE-XX-0018-P02
External Façade Details – Section C	C3-AKL-G251-SE-XX-0019-X01	C3-AKL-G251-SE-XX-0019-P01

Effects of the Proposed Changes

The proposed amendments do not change the overall materiality, siting, massing, or height of the building.

The proposed amendments to the detailing of the building façade are considered to be non-material in planning terms. The proposed amendments do not result in any changes to the description of development on Planning Permission Ref: 133516/MO/2022 and do not conflict with the conditions attached to the Planning Permission.

The amendments have been discussed with Senior Planning Officers as part of pre-application consultation, who have agreed in-principle to the proposed amendment.

Technical Considerations

The proposed amendments have been considered by the technical team and the responses below have been provided by air quality, ventilation, noise and energy disciplines.

Air Quality

An Air Quality Technical Addendum was prepared by Ensafé, approved as part of the Reserved Matters application for Phase C of Crown Street Phase 2 (Ref: 133516/MO/2022). The project's new air quality consultant Enzygo has reviewed the approved air quality report and has confirmed that no further assessment and consideration is required and so the conclusions of the previous technical report remain valid.

Ventilation

MEP Design, the project's ventilation consultant has reviewed the proposed amendments. Following a review of the proposed amendments an updated ventilation strategy has been prepared and submitted as part of this application. The updated ventilation strategy omits a previous reference to openable windows not likely to be provided within the building; the proposed amendments include the introduction of all windows from fixed panes to top hung openable windows.

Noise

Fisher Acoustics, the project's noise consultant prepared a Noise and Vibration EIA Chapter addendum in support of the Reserved Matters application (approved under planning permission 133516/MO/2022). Fisher Acoustics has reviewed the proposed amendments and have concluded that no changes are required to the proposed and so have confirmed that the conclusions of the previously approved EIA chapter addendum remain valid.

Energy and Sustainability

Element Sustainability, the project's energy and sustainability consultant has reviewed the proposed amendments. An updated Environmental Standards Statement (ESS) has been prepared and submitted as part of this application; the revised ESS has been updated to include the new elevation drawings, detailed in Table 1.1.

Planning Policy and Guidance

Since the approval of Reserved Matters for Phase C (Education Facility) of Crown Street Phase 2 was granted in June 2022, 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 Crown Street Phase 2 Planning and Tall Building Statement (dated April 2020) and the Education Facility (Phase C) Reserved Matters – Crown Street Phase 2 Planning Statement (dated April 2022).

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this application. There have been no changes to the NPPF 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 community and local Ward Councillors. The proposals were also subject to statutory consultation during the determination period.

This application is submitted following pre-application consultation with the Local Planning Authority in September 2022, when it was agreed with officers the proposed amendments were agreed in-principle, following a review of the elevations on-site. Subsequent conversations have also take place with the Local Education Authority (Manchester City Council) which led to the proposed amendment for the windows to change to openable.

Application Submission

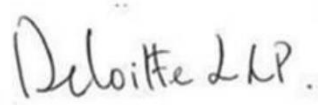
This application comprises this covering letter and the following documentation:

- Application Form and Notices prepared by Deloitte
- Drawings / Plans (detailed in Table 1.1) prepared by Arkilab;
- NMA Booklet prepared by Arkilab;
- Ventilation Strategy - C3-MEP-G525-RP-XX-001 prepared by MEP Design (dated November 2022)
- Environmental Standards Statement prepared by Element Sustainability (dated November 2022)

Summary and Conclusion

Payment of the planning application fee in the sum of £234 has been made via Planning Portal to Manchester City Council under Planning Portal Reference PP-11815985. 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 Ed Britton (edbritton@deloitte.co.uk / 0161 455 6169) and Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

Yours sincerely

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

Deloitte LLP

Encl.