

SECTION 73 REVISIONS STATEMENT

December 2022

PROPOSED MIXED USE DEVELOPMENT

AT

**JACKSON'S ROW,
MANCHESTER**

on behalf of:

JACKSON'S ROW DEVELOPMENTS LIMITED



TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	HOW THE SCHEME HAS BEEN REVISED	1
3.	SECTION 73 PLANNING APPLICATION.....	6
4.	ASSESSING THE ACCEPTABILITY OF THE PROPOSED SCHEME CHANGES	8
5.	CONDITION AMENDMENTS.....	11
6.	CONCLUSION	16

1. INTRODUCTION

- 1.1 This Revisions Statement has been prepared by Zerum Consult Ltd on behalf of the Applicant, Jackson's Row Developments Limited. It accompanies a planning application submitted to Manchester City Council (the 'LPA') 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 project relates to the comprehensive redevelopment of a 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' and is referenced as such throughout this statement.
- 1.2 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).
- 1.3 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.
- 1.4 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).
- 1.5 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.
- 1.6 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.

- 1.7 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.

- 1.8 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."

- 1.9 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."

- 1.10 This statement:-

- describes how the scheme is proposed to be revised and how it will differ from that currently approved;
- sets out the form and content of the Section 73 planning application; and
- assesses the acceptability of the proposed changes.

- 1.11 This statement should be read in conjunction with the other documents submitted in support of the planning application, as described in more detail below.

2. HOW THE SCHEME HAS BEEN REVISED

- 2.1 The Section 73 Supplementary Design Report illustrates the proposed changes to the approved scheme. These respond to the decision of the Manchester Reform Synagogue to no longer take space within the development and other changes are considered to be improvements to the

approved scheme which represent design, functional and operational improvements. However, the development as approved remains deliverable and therefore represents a lawful fallback position. All the changes within the Section 73 application relate to Phase 3, otherwise known as Building A or No.2 St Michael's. In summary the proposed changes are:-

- Basement Level -3 Creation of third basement for plant space;
- Basement Level -2 Increased footprint, removal of cycle store, addition of hotel gym, pool and spa, back of house;
- Basement Level -1 Reduction in number of parking spaces (-10 overall); addition of cycle store and overall increase in the number of cycle parking spaces (+94);
- Ground floor Layout and entrances reconfigured with synagogue entrance being replaced with office entrance for upper floor offices, addition of hotel restaurant and reconfigured hotel entrance replaces the two retail units, residential entrance reconfigured and loading bay/ basement ramp reconfigured;
- Level 1 Removal of synagogue from Level 1, replacement with offices (Class E), plant space and hotel back of house;
- Level 2 Removal of synagogue, replacement with offices (Class E);
- Level 3 Removal of hotel gym/spa and plant, replacement with offices (Class E);
- Level 4 Removal of hotel ballroom and conference suite, replacement with offices (Class E);
- Level 5 Removal of plant, replacement with offices (Class E);
- Level 6 Removal of hotel restaurant, reconfiguration of hotel bar and living space, including enclosing additional terrace space to create additional internal space, reconfiguration of external terrace space;
- Level 7 Hotel rooms generally as approved, reconfigured and extended plant space;
- Levels 8 - 16 Hotel rooms generally as approved;
- Levels 17 – 18 Replacement of hotel rooms with apartments, overall reduction in hotel rooms by 29, overall increase in apartments by 32;
- Levels 19 - 24 Residential apartments generally as approved;
- Level 25 Amended layouts to same format as Levels 18-24;
- Levels 26 – 35 Residential apartments generally as approved;
- Level 36 Amended to same format as Levels 26-35;
- Levels 37 – 39 Residential apartments generally as approved;
- Level 40 Amended to same format as Levels 37 – 39;
- Level 41 Additional floor level with the same layout as approved Level 40.

- Roof Reconfigured plant space roof. Removal of the glass 'lid' to the centre of the tower roof to leave central maintenance area 'open';
- Elevations AOD height of roof level amended from 171.6m to 172.35m. Corresponding changes to elevations including relocation of louvres, entrances, solid panels, enclosure of podium roof-terrace. Column spacing at ground floor amended to match No.1 St Michaels.

2.2 In terms of the specifics of the changes to the scheme, as well as those aspects which remain the same, these are summarised in the table below:-

Table 2.1 – Scheme Description Comparison¹

	Current Scheme	Revised Scheme	Difference
Uses			
Uses Applied For	A1 - retail A3 – cafes/ restaurants A4 – drinking establishment A5 – hot food takeaway B1 - offices C1 - hotel C3 - residential D1 – place or worship D2 – Spa/Gym	E – retail, cafes/ restaurants, offices, Spa/Gym Sui Generis – drinking establishment and drinking establishment with expanded food provision C1 - hotel C3 - residential	The Use Classes have been updated to reflect the latest Order from 1 September 2020.
Floorspace			
Office Floorspace	21,709 sq.m GIA 17,811 sq.m NIA	30,751 sq.m GIA 25,201 sq.m NIA	+9,042 sq.m GIA +7,390 sq.m NIA
Leisure Floorspace (Restaurants, Cafes, Drinking Establishments, Bars, Sandwich and Coffee Shops, Food Kiosks)	2,277 sq.m NIA	1,798 sq.m NIA	-479 sq.m NIA
Synagogue Floorspace	2,620 sq.m GIA	0sq.m GIA	-2,620 sq.m GIA
Residential Floorspace	20,529 sq.m GIA 15,675 sq.m NIA	23,577 sq.m GIA 18,236 sq.m NIA	+3,048 sq.m GIA +2,561 sq.m NIA
5* Hotel Floorspace (including Meeting, Function and Conferencing Facilities, Gym and Spa)	17,879 sq.m GIA 10,661 sq.m NIA	13,357 sq.m GIA 9,192 sq.m NIA	-4,522 sq.m GIA -1,469 sq.m NIA
Quantum			
No. of Leisure Units	5	3	-2
No. of Apartments	181	213	+32
No. of 5* Hotel Rooms	191	162	-29

	Current Scheme	Revised Scheme	Difference
Residential Mix			
No. of Residential Studios	28 (15%)	36 (17%)	+8
No. of 1-bed Apartments	28 (15%)	36 (17%)	+8
No. of 2-bed Apartments	116 (64%)	132 (62%)	+16
No. of 3-bed Apartments	8 (4%)	8 (3.5%)	No change
Penthouse	1 (0.6%)	1 (0.5%)	No change
Residential Apartment Sizes (sq.m)			
Studios	38	38	No change
1-bed Apartments	52	52	No change
2-bed Apartments	80-124	80-124	No change
3-bed Apartments	221-240	221-240	No change
Penthouse	813	772	-41
Accessible Apartments			
No. of Part M, Volume 1 M4(2) Apartments	100%	100%	No change
No. of Part M, Volume 1 M4(3) Apartments	10%	10%	No change
Parking			
Total no. of Parking Spaces	54	44	-10 (-18.5%)
No. of Disabled Parking Spaces	5 (9.3%)	5(11.4%)	No change
No. of cycle spaces	400 (plus optional folding bike storage in each apartment)	494	+94
No. of motorcycle spaces	8	8	No change
No. of electrical vehicle charging spaces	19 (35.1%)	19 (43.2%)	0 (+8.1%)

2.3 In the following sections, each of the main changes are explained. This should be read in conjunction with the Section 73 Supplementary Design Report.

¹ GIA is Gross internal area, NIA is net internal area

- 01. Basement Level -3: Creation of third basement for plant space**
- 2.4 To enable an efficient use of the upper floors, a third basement level is now proposed to accommodate plant.
- 02. Basement Level -2: Increased footprint, removal of cycle store, addition of hotel gym, pool and spa, back of house;**
- 2.5 To enable an efficient use of the upper floors, basement level -2 is proposed to be made larger to accommodate the hotel's gym and spa. The decision has also been made to add a swimming pool in order to enhance the hotel's facilities.
- 03. Basement Level -1: Reduction in number of parking spaces (-10 overall); addition of cycle store and overall increase in the number of cycle parking spaces (+94);**
- 2.6 The removal of the synagogue space from the scheme has resulted in a reduction in parking demand on the site. Therefore, to encourage sustainable travel patterns by the occupiers, the number of parking spaces has been reduced and the cycle parking provision increased.
- 04. Ground floor: Layout and entrances reconfigured with synagogue entrance being replaced with office entrance for upper floor offices, addition of hotel restaurant and reconfigured hotel entrance replaces the two retail units, residential entrance reconfigured and loading bay/ basement ramp reconfigured;**
- 2.7 It is proposed to relocate the hotel restaurant from level 6 to the ground floor in lieu of two retail units. This allows for the reconfiguration of the hotel and residential entrances and reception areas to create a better experience and to allow an enhanced connection of these uses with the street. The removal of the synagogue has required the remodelling of the entrance serving the upper podium levels, now to be used for office space. The car park ramp has been relocated to create a more efficient layout and reduced to a single width, signal controlled ramp.
- 05. Level 1: Removal of synagogue from Level 1, replacement with offices (Class E), plant space and hotel back of house;**
- 2.8 The decision of the Manchester Reform Synagogue to no longer occupy space within the development has resulted in the proposal to use the space for office use instead. Some of the space at this level will also be used for back of house and plant.
- 06. Level 2: Removal of synagogue, replacement with offices (Class E);**
- 2.9 The decision of the Manchester Reform Synagogue to no longer occupy space within the development has resulted in the proposal to use the space for office use instead.
- 07. Level 3: Removal of hotel gym/spa and plant, replacement with offices (Class E);**

- 2.10 On reviewing the previous layouts for the development, it was considered that the gym and spa would be better located underground in order to reduce the amount of solid elevation panels and plant louvres within the podium that would be required for the plant to service such a use. Further, it was considered that extending the office use to this level would create a more efficient and attractive use and would further address the city's need for additional Grade A office space.
- 08. Level 4: Removal of hotel ballroom and conference suite, replacement with offices (Class E);**
- 2.11 As with the previously proposed gym and spa on the level below, it was considered that this level could be better used for offices. The hotel's conference suite is now proposed at level 6, which would be more desirable operationally. Further, upon review, it was considered that the market did not require a ball room as was previously proposed.
- 09. Level 5: Removal of plant, replacement with offices (Class E);**
- 2.12 Similarly to the levels below, it was considered that this level could be better used for offices.
- 10. Level 6: Removal of hotel restaurant, reconfiguration of hotel bar and living space, including enclosing additional terrace space to create additional internal space, reconfiguration of external terrace space;**
- 2.13 Level 6 is reconfigured as a result of the restaurant moving to ground floor and the conference/meeting space moving to Level 6. The hotel bar and living space were therefore reconsidered. The outdoor terraces previously proposed were fractured and did not optimise the sun path or connection to the ground floor public square. The decision was therefore taken to create a single terrace along the eastern edge of the podium.
- 11. Level 7: Hotel rooms generally as approved, reconfigured and extended plant space;**
- 2.14 Additional plant is required as a result of the change in uses and the detailed design of the building.
- 12. Levels 8 – 16: Hotel rooms generally as approved;**
- 2.15 There are no changes of note to these levels.
- 13. Levels 17 – 18: Replacement of hotel rooms with apartments, overall reduction in hotel rooms by 29, overall increase in apartments by 32;**
- 2.16 In order to address the changing economic climate, the decision was taken to provide more apartments within the development. The number of hotel rooms to be provided continues to comply with the proposed hotel operators requirements and five-star standards.
- 14. Levels 19 – 24: Residential apartments generally as approved;**

2.17 There are no changes of note to these levels.

15. Level 25: Amended layouts to same format as Levels 18-24;

2.18 The layout of this floor is proposed to be amended so that the overall mix of apartments remains generally the same.

16. Levels 26 – 35: Residential apartments generally as approved;

2.19 There are no changes of note to these levels.

17. Level 36: Amended to same format as Levels 26-35;

2.20 The layout of this floor is proposed to be amended so that the overall mix of apartments remains generally the same.

18. Levels 37 – 39: Residential apartments generally as approved;

2.21 There are no changes of note to these levels.

19. Level 40: Amended to same format as Levels 37 – 39;

2.22 The layout of this floor is proposed to be amended so that the overall mix of apartments remains generally the same.

20. Level 41: Additional floor level with the same layout as approved Level 40.

2.23 In order to address the changing economic climate, the decision was taken to provide more apartments within the development. One way this has been achieved is by adjusting the frame and floor levels and slightly increasing the overall height of the tower (see point 22). The layout of this floor is proposed to be amended so that the overall mix of apartments remains generally the same while increasing the overall number of apartments.

21. Roof: Reconfigured plant space roof. Removal of the glass 'lid' to the centre of the tower roof to leave central maintenance area 'open'

2.24 A change is proposed to be made to the roof of the tower. Originally it was envisaged that a glass enclosure would be provided on the roof which would allow both safe access for maintenance, and also amenity space for the penthouse. Through the detailed design it has become evident that there will not be room for amenity space at this level. Given only maintenance access will now be provided, the glass enclosure is no longer required as maintenance access will be provided by harnesses. It is therefore proposed to remove the glass, which would also allow increased ease of access to the entire roof area.

22. Elevations: AOD height of roof level amended from 171.6m to 172.35m. Corresponding changes to elevations including relocation of louvres, entrances, solid panels, enclosure of podium roof-terrace. Column spacing at ground floor amended to match No.1 St Michaels.

2.25 The overall height of the development is proposed to be increased by 750mm (75cm) in order to allow, with other changes to the frame and floor levels, for the insertion of an additional floor of apartments. Changes to the elevations are also proposed as a result of the internal uses and plant areas being relocated, as described on the floor layouts above. The column spacing at ground floor level is proposed to be altered as with Phase 2 previously, to reduce the overall number of columns so that the space is more useable and the design simplified.

Changes to Public Benefits

2.26 The National Planning Policy Guidance (NPPG) identifies that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (NPPF) (paragraph 8). It goes on to state that public benefits should flow from a proposed development and should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. It points out however that benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

2.27 The NPPG identifies that public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

2.28 The benefits flowing from the proposed development are set out in detail in the Planning and Tall Building Statement. Given that changes to the scheme are proposed, it is important to consider whether there are any changes to the public benefits which may affect the acceptability of the changes proposed and therefore the overall planning balance.

2.29 In addition to the public benefits set out within the Planning and Tall Building Statement, the Design and Access Statement explains in detail (Section 5) why the development needs to be delivered on the application site in order for such benefits to be realised. It is not possible for all benefits,

particularly the most significant ones, to be delivered by constructing the proposed development on a site on the periphery of the city centre, rather than on the application site.

2.30 Set out below is the original justification for the development taking place on the application site, with text in blue commenting on this justification in response to the scheme changes now proposed:-

- The Synagogue congregation wishes to remain on its current site and requires cross-funding in order to deliver a much-needed replacement building. – The synagogue no longer wishes to remain on the site but will still use cross-funding from the development to deliver a much-needed replacement building within the city centre.
- The City has a significant undersupply of 5-star hotel rooms and associated hotel facilities (such as conference, meeting and function facilities). A 5* hotel operator of the highest standard will only locate in close proximity to the conference district, CBD and the existing higher-end hotels on Peter Street and not in more peripheral locations. – Fewer hotel rooms are now proposed, however, the number continues to comply with the proposed hotel operator's requirements and 5-star standards. The hotel will now include a swimming pool, adding to its five-star offer, which few other city centre hotels provide.
- New public realm is required that is inclusive and inviting, to bring permeability, and to activate the site and surrounding streets. Public open space is required on the site to create a destination in its own right, otherwise the development will simply comprise of buildings on a street and will only draw in people who have a purpose for being there. – no change
- There is a shortage of residential development within the city centre to attract and retain the leaders, entrepreneurs and captains of industry integral to the city's ongoing growth. The prime central location, in close proximity to areas of employment and leisure, can offer a true city living lifestyle to residents. This will be further enhanced by the incorporation of hotel and leisure facilities to offer residents a premium-quality lifestyle experience not on offer anywhere else in the city. – More apartments are now proposed to maximise the locational and benefits of the scheme.
- The central location of the site adjacent to the CBD make it an ideal address for premium office space, of which there is an undersupply in the city. As part of a mixed use development, the additional leisure and retail facilities will provide desirable amenity for future tenants. – More office space is now proposed to maximise the locational benefits of the scheme.
- Manchester requires an ongoing expansion of its leisure offering to continue having the strongest offering in the North of England and to meet increasing demand from tourism and economic growth. The location can support those who live and work within a mixed use development, and create a new leisure destination for visitors. A wide range of retail/leisure offerings is proposed to maximise active frontages to the surrounding streets. – The development will continue to provide leisure offerings which are destinations for visitors and active frontage will continue to enliven the surrounding streets.

2.31 The Design and Access Statement concluded that "Taking each use in isolation, the reasons for the development needing to be located on the application site are strong and whilst some

benefits would be delivered if the site were to be developed for a single or dual use, by combining all of the uses together, the site is capable of delivering greater or more significant more benefits. It is clear that the comprehensive development proposals, and the benefits they are capable of delivering, are greater than the sum of their parts. For this reason, the complementary linkages and connections between the separate components of the development are vital to the overall success and ambition of the scheme; the development as a whole is needed in order to realise the aspirations for the site and the city." – Although the Manchester Reform Synagogue will no longer occupy space within the development, the Synagogue will still benefit financially from the development and will use the proceeds to create a new synagogue within the city centre. Therefore, although the linkages between the synagogue and other uses will not be realised, the scheme will continue to deliver on the advantages of it being a mixed-use scheme in this location.

2.32 The next section contains a detailed analysis of the proposed scheme revisions in the context of the original public benefits, to set out the changes to these. Changes in green text represent a strengthening of a public benefit, whereas those in red represent a weakening. Almost all of the public benefits originally identified will remain. It is considered on balance overall, that the public benefits of the scheme remain at the same level, if not slightly improved, as a result of the scheme changes proposed.

Public Benefit	Why the benefit is public	Changes to public benefits as a result of the proposed scheme changes
Economic Benefits		
Achieve the objectives of the Jackson's Row Strategic Development Framework.	This document identifies the key objectives for development of the St Michael's site in order to contribute to meeting wider regeneration and economic development strategies. It has been through public consultation and therefore it is generally accepted that its principles and objectives represent the aspirations of the city.	The SRF States the following in respect of the synagogue: <i>"Synagogue: The replacement of the existing building with a new bespoke facility for the Manchester Reform Synagogue will enable the congregation to continue to enjoy its city centre location but with accommodation which is more fit for purpose and capable of meeting its long-term requirements."</i> <i>"Synagogue - The future development is to include a new purpose-built facility for the Manchester Reform Synagogue. This will keep MRS within the city centre and also provide it with a state-of-the-art building which is fit for its purpose and is an important religious and community facility. The masterplan indicates that it could be incorporated into the lower levels of a development as part of the north building, with original fittings retained and reused, and its front door address remaining on Jackson's Row as per the existing facility."</i> It is understood that MRS will use the proceeds from the current site to buy/ rent a new building in the city centre for a new synagogue. As such, the congregation will continue to enjoy worship in central Manchester in accommodation that is fit for purpose and capable of meeting its requirements.
Provide new, Grade A office accommodation of which there is an undersupply in Manchester.	The provision of sufficient office space, particularly of such high quality and in a strategic location, will allow existing companies to grow, expand and/ or meet their wider company objectives. It can also attract new companies to open offices in Manchester, with such investment providing spin off benefits for the wider population in terms of the potential for additional jobs, spending and tax. Providing high quality office space can increase the health and well-being of building occupants and potentially lower sick days. See the Regeneration Statement for more information.	The development will provide additional offices which will all now be BREEAM 'Outstanding' along with a WELL Platinum (Core) accreditation.
Modernise the city centre's economic infrastructure, contribute to and take advantage of agglomeration ² forces, providing business accommodation for the key growth sectors which will transform the northern economy, attracted by connectivity, a deep labour pool and economic opportunity.	Encourage further investment in Manchester from a diversified range of business sectors. Creating a more stable economy and becoming synonymous with emerging sectors. Such investment will lead to economic growth and elevate Manchester as a global city known for innovation. See the Regeneration Statement for more information.	Creating additional Grade A offices will boost the city's economic infrastructure and, in the wake of the Covid pandemic where wellness in the workplace is given greater importance, deliver high quality offices that put employee well being at their heart.
Deepen the labour market pool, increase the number of higher skilled and higher paid jobs, based on high productivity employment, make a significant contribution to accelerated economic growth and the re-balancing of the national economy, increasing Greater Manchester's share of high value added service jobs.	Generating further economic growth providing more public funding available to reinvest in the economy to meet wider social, economic and environmental objectives. Assisting in narrowing the gap between north and south and allowing the north to become less reliant on central government funding. See the Regeneration Statement for more information.	Additional high quality offices will attract further companies and growth to Manchester.
Provide accommodation for approximately 2,111 new jobs directly, including more graduate level jobs in the conurbation's economy, with companies able to provide more apprenticeships, work placements, and intern places taking advantage of the sectoral makeup of the new employment and industry recruitment and training approaches.	Providing additional, high quality space to accommodate further economic growth. Providing high quality jobs and office accommodation to make Manchester a more attractive place to encourage and retain the best graduates and high skilled employees which in turn will encourage further business investment and provide more public funds through taxation.	The additional offices will provide accommodation for further jobs.

² Agglomeration: when entrepreneurs, companies, new start-ups and talented workers, from disparate economic growth sectors cluster in locations which can provide business and networking opportunities and deep labour markets.

Public Benefit	Why the benefit is public	Changes to public benefits as a result of the proposed scheme changes
Create an additional c.500 jobs during the construction period, with an estimated construction value of £135m.	Providing jobs will decrease the numbers of people unemployed reducing the drain on public welfare support.	No change
Generate further, indirect supply chain employment.	Providing jobs will decrease the numbers of people unemployed reducing the drain on public welfare support.	No change
Provide Manchester's first, purpose-built 5-star hotel, capable of securing a major 5-star brand. There is a significant undersupply of 5-star hotel rooms and associated facilities within the city centre at present. The hotel provision will also create synergies with the wider St Michael's offering. Both commercial and residential occupiers in particular will benefit from being in close proximity to high quality conferencing, banqueting, gym and spa facilities that will form part of the hotel.	Enable Manchester to compete with other cities and be successful in securing increased numbers of tourist visits and conferences. See the Regeneration Statement for more information.	No change
Support, through the construction of the hotel, Manchester's growing service economy, thriving tourist industry, Manchester's ability to hold major conferences and events, as well as providing restaurants, large-scale banqueting, and spa facilities to Manchester's residents.	Encourage further tourism and conferencing in Manchester, increasing spending in the city which was generated beyond the city boundaries. See the Regeneration Statement for more information.	No change
Reconnect the key regeneration areas within the city centre, especially Spinningfields and the Civic Quarter and St Peter's Square, which are established and emerging commercial districts and hugely important to the overall success of Manchester's economy. An economy anchored by financial and professional services firms which typically locate in those areas.	Provide a more coherent city centre which uses space more efficiently and works as one thriving commercial centre. See the Regeneration Statement for more information.	No change
Allow the site, which is a significant element of central Manchester, to effectively and efficiently contribute to the city's economy, including the quality evening economy which now underpins Manchester's attraction as a place to live and work, as well as to visit, thereby acting as a catalyst to regeneration of this part of the City.	Increase the ability of the city to generate GVA through the effective use of space for the greater benefit of the city's residents.	No change
Make a significant contribution (£32.7m over ten years) to the public sector finances through the business rates generated by the high quality office space and leisure/ commercial space.	Provide increased public sector funds to allow this to be used to maximum effect to support the needy and encourage further growth. See the Regeneration Statement for more information.	The increase in office accommodation will increase the business rates collected.
Make a contribution of £114.7m over ten years to the UK treasury through additional Income tax and National Insurance contributions.	Provide increased public sector funds to allow this to be used to maximum effect to support the needy and encourage further growth. See the Regeneration Statement for more information.	The increase in office accommodation will increase the business rates collected.
Encourage new restaurant concepts, and innovative and independent businesses as the focus of the spaces and uses that surround them.	Provide attractive and innovative restaurant concepts to diversify the range of eateries on offer to the public across the city centre. Provide popular restaurant uses to activate public spaces and contribute to the overall success of the development.	No change
Social Benefits		

Public Benefit	Why the benefit is public	Changes to public benefits as a result of the proposed scheme changes
Retain and incorporate the Sir Ralph Abercromby Inn within the development, enhancing its setting by integrating the building into an area of new public realm;	Allow the retention of a community asset which is highly valued by many people. The retention of the building allows the former use and scale of the area to be understood and provides an experience of a traditional city centre public house. The altered setting and incorporation with a vibrant new development will assist in securing a viable future for the public house. At the July 2017 consultation event when the revised proposals were first tabled, a significant majority of respondents indicated that their opinion of the proposals had improved following the design response with many indicating that the retention of the Sir Ralph Abercromby Pub had been a key factor. See the Consultation Statement for more information.	No Change
Enable required repair works to the Sir Ralph Abercromby;	Provide improvements to the fabric of a valued non-designated heritage asset to assist in securing its future.	No Change
Retain the principal building element of the former Police Station and through conversion to offices, provide sustainable long-term use for the building;	Allow the retention of a non-designated heritage asset which is highly valued by many people, particularly for its townscape character. The retention of the building allows the former use and scale of the area to be understood and its conversion to offices will assist in securing a viable future for the building. At the July 2017 consultation event when the revised proposals were first tabled, a significant majority of respondents indicated that their opinion of the proposals had improved following the design response with many indicating that the retention of the police station had been a key factor. See the Consultation Statement for more information.	No Change
Create new, safe, vibrant public spaces, which will provide a year-round offer of attractions and events that exists nowhere else in the city. Such events will complement those held across the city, particularly in the nearby Albert Square.	Diversify the entertainment offer available in the city to improve the quality of life.	No Change
Provide greater activity and overlooking of existing streets to reduce the potential for crime and fear of crime.	This benefit will increase feelings of safety and wellbeing. See the Crime Impact Statement for more information.	No Change
Provide public spaces that will be accessible to all.	Provide vibrant and inclusive spaces to meet and socialise to improve quality of life. See the Design and Access Statement and the Access Statement appended to the Design and Access Statement for more information.	No Change
Deliver new high quality apartments for a growing and higher skilled workforce, aimed at higher earning executives and personnel.	Encourage a growing city centre population to increase vitality and viability of the city centre generally but also its shops and services. Attract companies to invest and take up office space in the city centre on the basis of the high quality residential accommodation available to higher earning employees to provide wider economic benefits to the general population. Diversify the social mix of the city centre's residents. See the Regeneration Statement for more information.	No Change
Meet an identified gap in the market for such quality of development in a centrally located position at the heart of the city's economy. The apartments will set new standards of living accommodation within the	Encourage a growing city centre population to increase vitality and viability of the city centre generally but also its shops and services. Attract companies to invest and take up office space in the city centre on the basis of the high quality residential accommodation available to higher earning employees to provide wider economic	No Change

Public Benefit	Why the benefit is public	Changes to public benefits as a result of the proposed scheme changes
city centre and, subject to the final operator, will benefit from the additional support services ³ provided by the hotel.	benefits to the general population. Diversify the social mix of the city centre's residents. See the Regeneration Statement for more information.	
Replace the current Manchester Reform Synagogue which is not fit for purpose with a new, modern, safe, comfortable, welcoming facility. The current synagogue is in a very poor state of repair. It is increasingly, and almost prohibitively, expensive to maintain and insure. The building has electrical wiring dating from the 1950s, which is below current safety standards, and is presently uninsurable. Further, the synagogue building is unwelcoming and this deters worshippers. The consequence of the condition of the building is a downward spiral of decline as congregation numbers decrease, income which could have been spent on the building fabric subsequently drops further.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. Further, these facilities should be fit for purpose and should not deter potential worshippers, either due to their poor condition and facilities, or through poor access. See the Regeneration Statement for more information.	No Change, but the synagogue will no longer be located on the site. We understand that the Manchester Reform Synagogue will take their proceeds from the development and create a new synagogue within the city centre.
Retain and attract new members to the congregation, and better meet the needs of the existing congregation.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. The Manchester Reform Synagogue wishes to outreach its faith and to encourage new members to join its congregation. In order to extend this offer to the wider public it needs appropriate space and facilities. See the Regeneration Statement for more information.	No Change, but the synagogue will no longer be located on the site. We understand that the Manchester Reform Synagogue will take their proceeds from the development and create a new synagogue within the city centre.
Allow the synagogue to remain in a central location in the city centre and to incorporate it into a wider development which will benefit from shared services thereby promoting a diverse and inclusive community.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. The Manchester Reform Synagogue wishes to stay on its current site, which has been its home for the last 50 years. Its members can easily access this location and by being part of a new mixed-use scheme, the potential for wider community work and the sharing of services are on offer; this will help in breaking down barriers between different groups. See the Regeneration Statement for more information.	The Synagogue has unilaterally taken the decision to no longer be located on the St Michael's site. The Manchester Reform Synagogue will take its proceeds from the development and create a new synagogue within the city centre. It will still have a space and facilities for worship and its community work will continue. It is unlikely that facilities with the wider St Michael's development will be shared from its new home, however.
Allow a full range of educational services to be provided by the Synagogue in the form of after school clubs and weekend services in modern, specifically designed, and attractive facilities.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. The Manchester Reform Synagogue wishes to stay on its current site, which has been its home for the last 50 years. Its members can easily access this location and by being part of a new mixed-use scheme, the potential for wider community work and the sharing of services are on offer; this will help in breaking down barriers between different groups. See the Regeneration Statement for more information.	No change, but the synagogue will no longer be located on the site. The Synagogue has unilaterally taken the decision to take its proceeds from the development and create a new synagogue within the city centre. It will still have a space and facilities for worship and its community work will continue. It is unlikely that facilities with the wider St Michael's development will be shared from its new home, however.

³ Such as concierge, room service, use of meeting rooms etc

Public Benefit	Why the benefit is public	Changes to public benefits as a result of the proposed scheme changes
Provide full, inclusive access to the Synagogue for the elderly and disabled.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. Further, these facilities should be fit for purpose and should not deter potential worshippers, either due to their poor condition and facilities, or through poor access. See the Regeneration Statement for more information.	No change, but the synagogue will no longer be located on the site. The Synagogue has unilaterally taken the decision to take its proceeds from the development and create a new synagogue within the city centre. It will still have a space and facilities for worship and its community work will continue. It is in the Synagogue's interest that the new building will be fit for purpose to encourage worship and will be accessible to all.
Provide sufficient parking on site for use by the congregation of the Synagogue, especially for those with young children, the elderly and disabled.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. Further, these facilities should be fit for purpose and should not deter potential worshippers, either due to their poor condition and facilities, or through poor access. See the Regeneration Statement for more information.	The Synagogue has unilaterally taken the decision to no longer be located on the St Michael's site. It is understood however that the Manchester Reform Synagogue will take its proceeds from the development and create a new synagogue within the city centre. It is a decision for the Synagogue to take as to whether the new building will provide on-site parking.
Allow the rooms and facilities of the Synagogue to be offered to the wider public, including through a combined offering with the internally connected 5* hotel, which would generate an income stream to allow the Synagogue to carry out its community work.	Manchester is an inclusive and welcoming city that attracts people of all faiths and backgrounds. There is therefore a wider public benefit in ensuring that all faiths have the space and facilities to worship in the city centre, or wherever they choose. By being part of a new mixed-use scheme, the potential for wider community work and the sharing of services are on offer; this will help in breaking down barriers between different groups and promote an inclusive and understanding society. See the Regeneration Statement for more information.	The Synagogue has unilaterally taken the decision to no longer be located on the St Michael's site. The Manchester Reform Synagogue will take its proceeds from the development and create a new synagogue within the city centre. It will still have a space and facilities for worship and its community work will continue. It is unlikely that facilities with the wider St Michael's development will be shared from its new home, however.
Allow for the retention and relocation of the historically important fixtures and fittings of the synagogue into a new building which will ensure their preservation for years to come.	The Heritage Significance Statement identifies that the internal fixtures and fittings of the present synagogue are its most historically important features. By relocating these within a new purpose-built, environmentally controlled building that does not suffer from water ingress and damp, the fixtures and fittings will be preserved for many years to come. The fittings are not only important to the synagogue, but also form part of the city's history. See the Heritage Significance Statement for more information.	No change, but the synagogue will no longer be located on the site. The Synagogue has unilaterally taken the decision to take its proceeds from the development and create a new synagogue within the city centre. The fixtures and fittings of the current synagogue will be relocated to the new building allowing for their continued use, appreciation and preservation.
Provide a new, modern, energy and water efficient synagogue building with significantly reduced running and maintenance costs making more money available for the benefit of the congregation and wider community.	The present synagogue is in a poor state of repair and prevents the Synagogue from undertaking the community work it hopes to due to the poor facilities within the building and the cost of maintenance. The new synagogue will be energy and water efficient, with lower running and maintenance costs, therefore freeing up funds to spend in more beneficial ways.	The Synagogue has unilaterally taken the decision to no longer be located on the St Michael's site. The Manchester Reform Synagogue will take its proceeds from the development and create a new synagogue within the city centre. The current building suffers from a whole host of issues which will not be the case with the new building to be occupied by the congregation once this has been identified.
Allow for interpretation boards and/ or public art to provide an understanding and appreciation of the history of the site, including the Peterloo Massacre.	The development of the site provides an opportunity to install public art and/ or interpretation boards relating to the history of the site and city; this may include the Peterloo Massacre. This will allow more people to understand the history of their city, increasing feelings of pride and sense of place. Public art can also add identity and interest to an area.	No change

Public Benefit	Why the benefit is public	Changes to public benefits as a result of the proposed scheme changes
Provide new views of the surrounding heritage assets allowing the heritage values to be revealed and understood and appreciated within a new context.	The publicly accessible space on the roof-top terrace will provide a new viewing area at 10 th floor level. This will allow views out across the civic quarter towards Albert Square and the townhall complex. Providing a new view of these heritage assets will allow their design and significance to be viewed and understood.	No change
Environmental Benefits		
Add vibrancy and activity to an underused part of the city centre.	The scheme will draw people to a quiet part of the city improving its appearance and aesthetic. This will very likely have knock on impacts on adjacent streets and buildings which will lead to wider environmental improvements.	No change
Create a landmark development which will add buildings of the highest architectural quality to the City's townscape.	The city's townscape will be improved by the addition of a high quality development which will push the architectural limits of the city, setting a new benchmark of design for future developments. See the Design and Access Statement for more information.	No change
Strengthen key pedestrian routes between Albert Square and the Civic Quarter with Deansgate and Spinningfields.	The development will add life and activity to this part of the city, improving its environment and encouraging more people to use the adjacent streets to connect to destinations in the city. This offers more choice, allows a greater efficiency in use of the city centre and will encourage further environmental improvement, resulting in a more attractive city centre. See the Design and Access Statement for more information.	No change
Provide improved public realm beyond the site boundaries on adjacent streets to enhance movement and the wider environment, as well as linking with wider public realm improvements in Albert Square and surrounding streets thereby increasing the area of cohesive public realm design in the heart of the city and seamlessly integrating the new development into the wider townscape.	There are aspirations to extend the public realm works out from the site to the adjacent streets so that the area as a whole appears cohesive with an improved environment for pedestrians and other road users. See the Design and Access Statement for more information.	No change
Create a new recognisable landmark for Manchester through the bold, high quality design of buildings, spaces and places to bolster identity and sense of place. The form and silhouette of the tower is unique and over time will become synonymous with Manchester. Such defining architecture will reinforce Manchester's position at the national and international level.	Such high-level architecture sends out messages about the position of a city within the world – its achievements and ambition. It promotes high quality environment for the benefit of residents, visitors, and investors. See the Design and Access Statement for more information.	No change
Redefine the heart of Manchester.	There has been significant peripheral investment in the city in recent years while parts of the heart of the city have lacked investment; the application site being a significant example. In bringing forward the development the heart of the city will be redefined and bolstered as a place to live, work and relax. See the Design and Access Statement for more information.	No change
Significantly improve existing wind conditions and pedestrian comfort at a number of locations in the local area as the tower will obstruct high-speed westerly and south westerly winds, reducing the pressure along Deansgate and Peter Street.	The development will alter wind movement in the area. Some of these alterations will have a significant wider public benefit as some locations on other city centre streets and spaces will be made less windy and therefore more comfortable. See Chapter 10 of the ES for more information.	No change

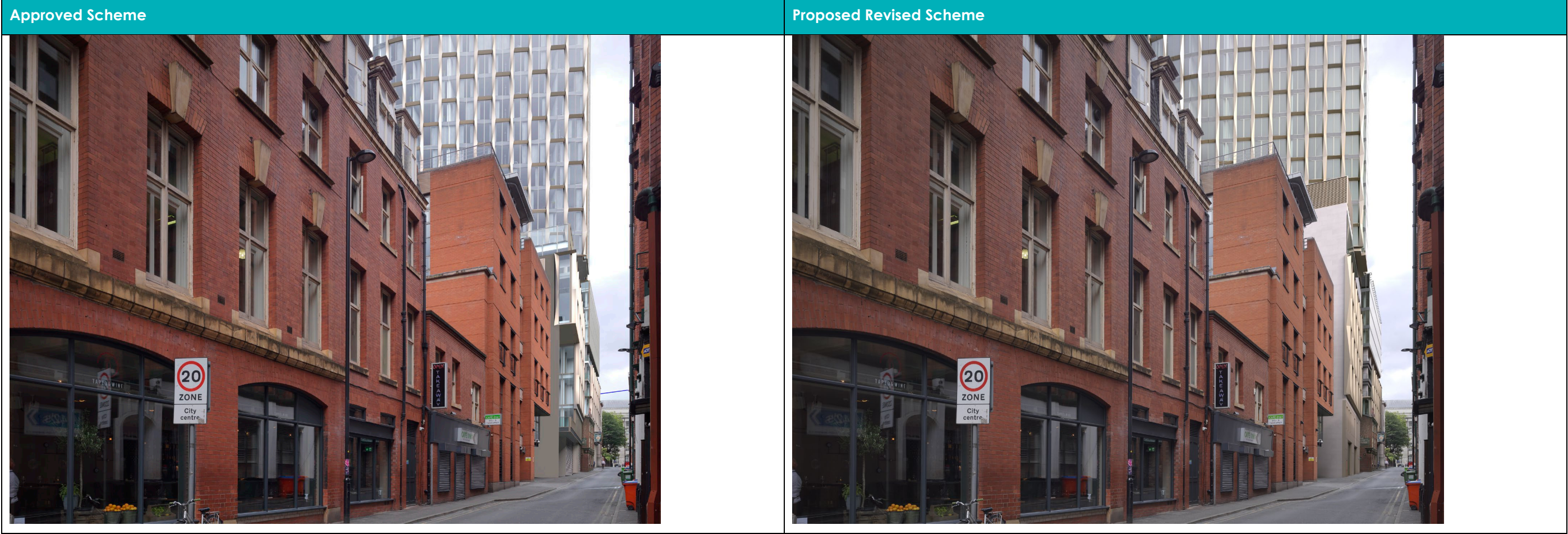
Public Benefit	Why the benefit is public	Changes to public benefits as a result of the proposed scheme changes
There is also a major reduction in modelled wind speeds at the corner of Deansgate and Quay Street to the extent that the currently modelled 'unsafe' conditions will be made safe for pedestrians.	The development will alter wind movement in the area. Some of these alterations will have a significant wider public benefit as some locations on other city centre streets and spaces will be made less windy and in one case a location currently modelled as unsafe will be made safe. See Chapter 10 of the ES for more information.	No change
Reduce surface water runoff from the site to flows of 50% of pre-demolition discharge rates, therefore minimising the risk of flooding within the locality and downstream of the development. Attenuation storage structures within the site will store surface water up to and including the critical 1 in 100 year flood event (plus a 40% allowance for climate change).	The development will store rain water, and control its release from the site. This has the effect of reducing run off rates which decreases the risk of flooding from surface water on adjacent sites and also downstream. See the Flood Risk Assessment and drainage Strategy for more information.	No change
Provide development built to high levels of sustainable design and construction including a CO2 reduction of 15% or greater against Part L of the Building Regulations and a reduction of 25% or greater on typical water consumption (litre/person/day). The offices will seek a BREEAM Outstanding rating.	The development will not only provide the benefits identified, but will do so whilst minimising the impact on the environment in relation to carbon emissions, water use and the burning of non-renewable energy. See the Environmental Standards Statement for more information.	No change
Provide enhancements to site ecology including the creation of favourable habitat, such as green roofs, the provision of ledges and foraging opportunities in the planting, for locally highlighted black redstart, as well as other bird species, insects and bats.	Wildlife can have a wider beneficial impact on human health as well as to ecology generally. By encouraging wildlife into the development wider public benefits will be realised. See the Biodiversity Statement at Appendix 2.2 of the ES Volume 2 for more information.	No change

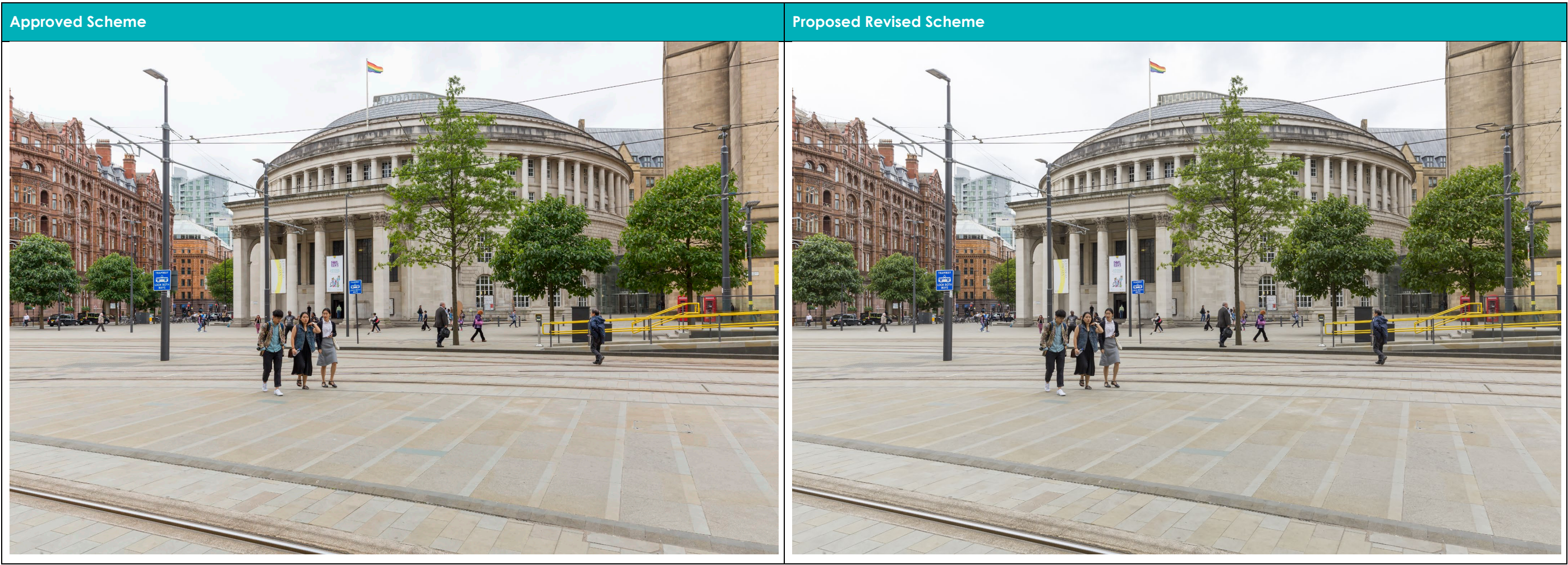
Visual Changes

2.18 In terms of the visual appearance of the scheme as now proposed compared to the scheme approved previously, four views prepared for the previous application have been updated to allow for side-by-side comparison. The views selected to be updated (13, 15, 23 and 27) are those which are most sensitive in townscape and heritage terms, and from which the changes proposed would be visible. There will not be any discernible, changes visible in the other views originally assessed. The table below sets out a side-by-side comparison of the four updated views.

Table 2.2 – Scheme Visual Comparison

Approved Scheme	Proposed Revised Scheme
	





Approved Scheme



Proposed Revised Scheme



3. SECTION 73 PLANNING APPLICATION

- 3.1 Section 73 of the Act allows conditions attached to a planning permission to be varied. The effect of Section 73 is the granting of a freestanding consent, which is based upon the originally consented scheme, subject to such amendments as the Council considers appropriate. Importantly Section 73 does not permit a local planning authority to fundamentally alter the nature of the original permission and the new conditions (or amendment to conditions) must have been ones which could have been imposed on the original⁴. The crucial issue to determine is the land use consequences of the proposed change(s) to the original permission, which must be properly assessed⁵.
- 3.2 The approach to the Section 73 application has therefore been to update and replace key documents submitted in respect of the original application and previous subsequent amendment applications, so that they accurately describe the proposed scheme, as proposed to be amended. Other documents, which do not describe the scheme in detail and/ or where the scheme changes will have little or no bearing on the conclusions, have not been updated but have been supplemented by new cover pages which briefly explain the approach taken to that document.
- 3.3 The Environmental Statement has been updated by way of an addendum document.
- 3.4 The approach adopted rightly reflects the minor nature of the proposed alterations, whilst providing a full package of documents to reflect the proposed scheme.
- 3.5 The table below describes in more detail the documents which are submitted in support of the Section 73 application.

Table 3.1 –Application Documents

Document	Revised	Addendum	Unaltered	Notes
Section 73 and Section 96a Planning application forms and certificates	✓			New forms required for Section 73 application
Revision Statement	✓			A revision statement was submitted with the original application which explained the major changes made to the scheme prior to its approval. A new revision statement has been provided (this

Document	Revised	Addendum	Unaltered	Notes
				document) which explains the minor changes now proposed.
Section 73 Supplementary Design Report	✓			This document explains the proposed design changes to the scheme and has been fully updated since the previous Section 73 application.
Design & Access Statement	✓			Full replacement document. Context and background sections remain unaltered, the sections describing the development have been fully updated.
Planning & Tall Building Statement	✓			Full replacement document provided which describes the proposed development and assesses the development as proposed to be revised as a whole, against relevant and updated planning policy.
Regeneration Statement		✓		Whilst the proposed amendments to the scheme will result in some changes to the calculated figures presented in the Regeneration Statement, these are not so significant that the overall report conclusions and benefits of the scheme would vary to any significant degree.
Heritage Significance Statement			✓	There is no change to the significance of any of the heritage assets affected by the proposals and therefore there are no required changes to the Heritage Significance Statement.
Heritage Impact Statement		✓		An addendum report has been produced which appends the original document. An updated assessment of views 13 15, 23 and 27 is provided.
Demolition Justification Statement			✓	There are no changes to the extent of demolition as previously approved and therefore no change to the justification previously provided.
Flood Risk Assessment			✓	There are no changes to the level of flood risk either potentially affecting the development or as a result of the development in relation to the baseline context, or as a result of the proposed amendments to the scheme.
Drainage Strategy		✓		An addendum Drainage Strategy has been produced relating to the scheme changes. This should be read in conjunction with the 2019 Strategy.
Transport Statement	✓			A fully updated Transport Statement reflecting the design amendments has been provided.

⁴ See R. v Coventry City Council Ex p. Arrowcroft Group plc [2001] P.L.C.R. 7

⁵ See Powergen UK plc v Leicester City Council (2001) 81 P. & C.R. 5)

Document	Revised	Addendum	Unaltered	Notes
Framework Travel Plan	✓			A fully updated Framework Travel Plan is provided. A condition attached to the planning consent requires a more detailed Framework Travel Plan to be submitted prior to occupation of the development.
Environmental Standards Statement		✓		The proposed environmental standards for Phase 3 have been improved and therefore an addendum ESS is provided.
Energy Statement		✓		The proposed strategy for Phase 3 has been improved and therefore an addendum Energy Statement is provided.
Waste Management Strategy and pro-forma	✓			A full replacement report has been provided which updates the scheme description and includes the revised basement layouts.
Ventilation Strategy		✓		The proposed strategy for Phase 3 has been altered and therefore an addendum Ventilation Strategy is provided.
TV Reception Survey			✓	The proposed scheme amendments will not result in significantly different results or conclusions than those of the approved scheme. In any event, the planning consent includes a planning condition protecting residents.
Statement of Consultation			✓	Both the original and Addendum Statements of Consultation, which were submitted for the approved scheme, have been resubmitted, unaltered. These document the consultation undertaken in the evolution of the approved scheme. No further consultation has been undertaken for the Section 73 amendments as the minor nature of the changes were not considered to warrant it. Interested parties will have chance to comment on the proposals as part of the statutory consultation process.
Crime Impact Statement			✓	The proposed scheme amendments will not result in significantly different considerations and recommendations than those of the approved scheme. In any event, the planning consent includes a planning condition requiring further details to be submitted in relation to designing out crime.
Existing Site & Demolition Drawings			✓	The existing site drawings remain valid.

Document	Revised	Addendum	Unaltered	Notes
Proposed Architectural Drawings	✓			A full, revised drawing package has been provided. These have been prepared by Hodder+Partners.
Landscape Drawings	✓			A full, revised drawing package has been provided.

Environmental Impact Assessment ('EIA')

- 3.6 The original application was supported by a full Environmental Statement (ES), which was revised during the course of the application's consideration to account for scheme changes (WSP, reference: 70010278, November 2017). The full ES was updated with an Addendum in 2019 for the subsequent Section 73 application (WSP, reference 70061860-ESA001, November 2019). The changes approved under the Section 73 permission referenced: 131612-JO-2021 (October 2021) did not necessitate an updated ES, and by their non-material nature, neither have either of the Section 96a consents pursuant to that permission.
- 3.7 In assessing whether changes to the ES are required with the current Section 73 application, the Regulations in conjunction with Guidance published in National Planning Policy Guidance (NPPG) have been carefully followed. Given the minor nature of the scheme changes proposed, it is considered that these will not lead to significant environmental effects in themselves, nor will they change the original impact assessment and its conclusions. Further, the relevant baseline, policy and cumulative development context has not changed since the 2019 ES, such that it would not significantly affect the previous impact assessment.
- 3.8 Notwithstanding this, the decision was taken to update Chapter 7 Socio-Economics' in order to understand the latest key economic figures connected to the proposed development. This updated chapter is appended to this document. This concludes that the significance of the assessed impacts has not changed when compared to the previous assessment.
- 3.9 Biodiversity was previously screened out of the EIA, and full surveys were appended to the ES in Vol 2 (Appendices). Given the passing of time since the previous survey was undertaken, a further survey was undertaken in 2021. This is appended to the 2022 ES Addendum. The overall conclusions of the assessment have not changed.
- 3.10 No other changes have been made to the ES in response to the December 2022 s73 application. The description of the scheme has changed and therefore the ES should be read in conjunction with the Design and Access Statement, as well as other updated reports which form part of the application. The 2022 Addendum should also be read in conjunction with the original ES Volumes 1 and 2, and the 2019 Addendum, which have also been re-submitted with the application. The

Environmental Information therefore comprises that previously submitted together with the 2022 Addendum. This reflects the approach of PPG

3.11 The ES comprises:

- Addendum Environmental Statement (2022), including:
 - Chapter 7 – Socio Economics;
 - Biodiversity Assessment, 2021
- Addendum Environmental Statement Volumes 1 (2019);
- 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.

4. ASSESSING THE ACCEPTABILITY OF THE PROPOSED SCHEME CHANGES

4.1 In relation to planning considerations, there are several key changes to consider, which 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.

Removal of synagogue space from within the development

- 4.9 In 2021, the members of the Manchester Reform Synagogue voted overwhelmingly to leave the Jackson's Row site and to look for a new home within the city. This means that the Synagogue no longer wishes to occupy space within the St Michael's Development. They will still take their proceeds from the development to allow them to create a new home within the city centre.
- 4.10 The Synagogue has now taken a lease for 12 months at the University Chaplaincy Centre on Oxford Road while it secures a new home. The Manchester Reform Synagogue has had a presence in Manchester City Centre for over 70 years, and they feel strongly that they will continue to do so going forward. They consider that by being in temporary residence, they can fully evaluate the needs of their membership, now in excess of 600, as to exactly what facilities and size they require going forward. They have advised that they are in talks with Andy Burnham and his team, who are helping them to evaluate several city centre locations, until they find one that is suitable. Their intention to be a city centre synagogue is paramount, and once they are in receipt of the proceeds from the development, they will be in a position to make a swift decision on purchasing their next city centre home.
- 4.11 The decision by the Synagogue to not occupy space within the development provides the opportunity to use the space for a use other than as a synagogue. Given the nature of the space within the podium, this lends itself well to office use; a use for which there is policy support for within the city centre.
- 4.12 It is proposed to retain a 'place of worship', a quiet, multi-faith, contemplative space, within the St Michael's development, despite the decision of the Manchester Reform Synagogue to no longer occupy space within the development. The details of this space will be developed as the detailed, interior design progresses.
- 4.13 Similarly, the heritage of the site, and its historic connection to the Jewish community will be commemorated through design, art and/ or interpretive information displayed within the development. The details of this will be developed as the design progresses.
- 4.14 In planning policy terms, there were no specific planning policies requiring that a synagogue be provided on the application site, and therefore this change has no direct impact on planning policy. It is important however to consider this change in the context of the original planning decision and the planning balance undertaken, with the weight that may have been given to the provision of a new Manchester Reform Synagogue on the site and the potential linkages between that use and others to be provided within the development.

- 4.15 In this regard, it is considered that the public benefits of the development, as set out in the Planning and Tall Building Statement, explain in detail the benefits that were expected to arise from the inclusion of the Synagogue within the proposed development. The section in this statement which considers the changes to the public benefits as a result of the proposed changes to the scheme are therefore helpful in more general terms in assessing the acceptability of the new synagogue being provided on another site in the city centre, and offices occupying the space within St Michaels instead. In summary, it is considered that the most significant of the public benefits linked to the synagogue will still be delivered, and overall, the public benefits of the development remain at the same level, or have improved. The loss of the Synagogue space from within the St Michael's development is therefore considered acceptable.

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

- 4.2 Office use is an acceptable use within the city centre and there is a need to create additional, high quality, modern office space in the city to attract further investment and business. The hotel gym and spa does not need natural daylight, nor do the bank of house facilities. Therefore, relocating these uses to the basement, and relocating the conference suite to Level 6, allows the podium to be used more effectively and efficiently as office space. To ensure that the office can function effectively and be attractive to occupiers, more than two floors of offices needed to be provided. Displacing other uses from the podium to the basement and Level 6 therefore allows a well-proportioned office proposal to come forwards. Overall, this change is considered acceptable.

Reconfiguration of ground floor level entrances, frontages and loading to accommodate revised accommodation program

- 4.3 The changes to the location of the entrances maintains the established principles of the scheme to have active frontages to Jackson's Row and the new square. The entrances to the loading bay and car park have been tracked and considered from a highway design perspective and do not create any issues. The proposed changes are therefore considered acceptable.

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;

- 4.4 The original approval allowed for a deeper basement, but this proposal was amended in a previous iteration of the scheme. Increasing the basement depth and footprint could affect both

the ground conditions and the archaeology. Assessment in both of these areas were undertaken previously and considered acceptable. In any event, given that a substantial basement is already proposed, it is unlikely that the extra depth and increased footprint at such a depth will have any increased impact on ground conditions and archaeology given the basement works currently proposed. It is therefore considered that this change is acceptable.

Reduction In Parking Numbers

- 4.16 Overall, the parking numbers have reduced from 54 to 44. The reduction is largely due to a decrease in demand from the development given that the Manchester Reform Synagogue will no longer be occupying space within the development. This change is considered to raise no highways or operational issues given the location of the development within the city centre, where there is easy access to other services and facilities and given the access to alternative sustainable modes of transport. Disabled space provision will remain constant at 5 spaces, but increase proportionality from 9% to 11%, in excess of parking standards, and electric charging spaces will continue to be provided at 19 spaces. The reduction in parking spaces is also balanced against the addition of a further 94 cycle spaces. Overall, this change is considered to be acceptable.

Increase In Cycle Parking Numbers

- 4.17 Cycle parking spaces are proposed to increase from 400 to 494 spaces. This change is considered wholly acceptable given the increase in office floorspace and the need to encourage sustainable modes of travel.

Remodelling the layout of the Level 06 internal space and roof terraces to get a more efficient layout

- 4.18 Except for minor elevational changes, the internal space reconfiguration of Level 6 has no implication on planning. The proposed changes to the mass at this level do need to be considered however. The changes can be viewed on the elevational drawings and also on the CGIs within this report. The changes are at high level and the narrow streets give limited views. As the CGIs illustrate, the changes will result in the simplification of the elevation. The revised terrace configuration should lead to increased usage due to the consolidation of the external space and also its position to benefit from day-time sunlight. Overall this change is considered acceptable.

Repositioning and expansion of the plant deck on the west side of the Block A podium due to increase in mechanical equipment

- 4.19 The additional plant is required due to an increase in mechanical equipment required to service the development. This is as a result of working through the detailed design, and due to the changing uses within the podium, such as the office space and hotel spa and gym, which now includes a pool. The increase in plant has been minimised and rationalised as much as possible and it will continue to be screened by louvres to minimise its visual impact. This can be seen in the CGIs contained within this Statement. Overall, it is considered that the impact of the increased plant is minor and will allow the other proposals with greater benefits to be realised, and is therefore considered acceptable.

Increased height of the tower by 750mm

- 4.5 A very small increase in the height of the tower by 750mm or 0.4% will be imperceptible given the height of the tower as currently approved. This is evidenced in the key view across the roof of the Library from St Peter's Square where the extra height cannot be identified. The change is so small that it will not have a significant impact on considerations such as sunlight and daylight, TV reception or wind. The benefits of the change are that an additional floor of residential accommodation can be provided by the scheme which is a public benefit of the development.

Removal of the glass 'lid' to the centre of the tower roof to leave central maintenance area 'open'

- 4.6 This change will have very limited visual impact given its position on top of the tower and the nature of the proposed change by removing a glass enclosure, it is therefore considered acceptable.

Reduction in the number of hotel rooms

- 4.7 The number of hotel rooms is proposed to be reduced in response to market opportunities for additional residential apartments within the development. The revised number of 5* hotel rooms to be provided remains significant, at 162, and this number conforms to the requirements of a 5* hotel and the proposed brand operator. There are no direct policy implications related to the reduction in the number of hotel rooms. Overall therefore, the change is considered acceptable.

Increase in the number of residential apartments

- 4.8 Given the originally identified need for very high quality residential accommodation within the centre of the city to attract new investment, the increase in residential apartments maximises the potential of the development to meet such need. Residential uses are encouraged within the city

centre. The additional accommodation will achieve the same high levels of design as the apartments already approved, conforming to, or exceeding the Nationally Described Space Standards and Manchester's Residential Design Quality Guidance. The mix of apartment sizes is generally the same as that approved previously, as set out in the table of changes earlier in this statement. The increase in the number of residential apartments is therefore policy compliant and considered acceptable.

Other Matters

- 4.20 There are other changes proposed, such as moving internal walls, updating the landscaping to reflect other changes and elevational alterations, as identified on the submitted drawings, but these are considered *de minimis*.
- 4.21 The Section 73 application package includes all of the reports submitted with the application which was approved in October 2021. These technical reports and assessments have been through a full review to establish whether the proposed amendments to the scheme could have resulted in a change to the findings of the original reports or assessments, and/or to identify whether the description of the scheme needed updating. Assessments have been revised where it was concluded that there was potential for the identified impacts to change. As identified within individual reports within the planning package, the result of this review is that there has been no change to any impacts identified in the scheme approved in October 2021.
- 4.22 Similarly, in terms of changes to the public benefits considered previously, almost all of the public benefits originally identified will remain. It is considered on balance, that overall the public benefits of the scheme remain at the same level, if not slightly improved, as a result of the scheme changes proposed.

5. CONDITION AMENDMENTS

- 5.1 At this stage, it is intended that several of the previous planning conditions will need amending to reflect the proposed changes to the scheme. These are set out in Table 5.1.

No	Existing Condition Wording	Proposed Revised Condition Wording	Reason for Change
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: Plans 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-S73-102 Basement B1 Plan (P04) • 0601-S73-103 Ground Level GA Plan (P06) • 0601-S73-104 Level 01 GA Plan (P04) • 0601-S73-105 Level 02 GA Plan (P05) • 0601-S73-106 Level 03 GA Plan (P04) • 0601-S73-107 Level 04 GA Plan (P05) • 0601-S73-108 Level 05 GA Plan (P05) • 0601-S73-109 Level 06 GA Plan (P04) • 0601-S73-110 Level 07 GA Plan (P04) • 0601-S73-111 Level 08 GA Plan (P04) • 0601-S73-112 Level 09 GA Plan (P04) • 0601-S73-113 Level 10 GA Plan (P05) • 0601-S73-114 Level 11 GA Plan (P05) • 0601-S73-113 Level 10 GA Plan (P04) • 0601-S73-114 Level 11 GA Plan (P04) • 0601-S73-118 Site Roof Plan (P04) • 0601-S73-201 Elevations – East-West (P04) • 0601-S73-202 Elevations – North (P05) • 0601-S73-203 Elevations – South (P05) • 0601-S73-204 Elevations – Courtyard Block A and Block B (P06) • 0601-S73-205 Elevations – Block B West (Temporary Façade) (P04) • 0601-S73-251 Building Sections – West-East (P05) • 0601-S73-252 Building Sections – West-East Bridge (P05) • 0601-S73-254 Building Sections – North-South Block (P04) • 0601-S73-500 Retail Unit Plan – Level OUG – (P04) • 0601-S73-510 Retail Unit Plan – Level 10 (P01) • 0601-S73-514 Building Enclosure Office Podium – (P05) • 0601-S73-515 Building Enclosure Office Podium – (P04) SOM Drawings • S73 000 P03 Cover • S73 002 P03 General Notes • S73 011 P03 Site Plan 1:1000 • S73 101 P03 Basement B2 Plan 1:200 • S73 115 P03 Tower Ga Plans Hotel 1:200 • S73 116 P03 Tower Ga Plans Residential 1:200 • S73 117 P03 Tower Ga Plans Residential 1:200 • S73 253 P03 North South Section Block A 1:200	The development hereby approved shall be carried out in accordance with the following drawings and documents: Plans 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 OUG • 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	To correctly reference revised drawings and documents.

No	Existing Condition Wording	Proposed Revised Condition Wording	Reason for Change
	- S73 511 P03 Building Enclosure Hotel Podium 1:50 - S73 512 P03 Building Enclosure Hotel Tower 1:50 - S73 513 P03 Building Enclosure Residential Tower 1:50 Zerum Drawings - STM PPP 01 P02 Phasing Plan Planit ie Drawings - STM PIE EX ZZ DR L 0001 P07 Public Realm Ground Floor GA 1:200 - STM PIE EX ZZ DR L 0002 P04 General Arrangement Roof 1:200 Documents - Section 73 Revisions Statement, September 2021 - Section 73 Design & Access Statement, September 2021 - Planning & Tall Building Statement (including correspondence submitted in relation to the approved development at Appendix B), September 2021 - Regeneration Statement, September 2021 - Heritage Report: Significance, September 2021 - Heritage Report: Impact Assessment, September 2021 - Demolition Justification Statement, September 2021 - Flood Risk Assessment, September 2021 - Drainage Strategy Report, September 2021 - Transport Statement, September 2021 - Framework Travel Plan, September 2021 - Environmental Standards Statement, Revision 5, September 2021 - Waste Management Strategy, September 2021 - Ventilation Strategy Statement, September 2021 - Energy Strategy Statement, September 2021 - Baseline Television Signal Survey & Television Reception Impact Assessment, Issue 1.0, September 2021 - Addendum to Statement of Community Involvement, September 2021 - Statement of Community Involvement, September 2021 - Crime Impact Statement, September 2021 - Addendum Environmental Statement Volume 1, November 2019 - Environmental Statement Volume 1 November 2017 - Environmental Statement Volume 3 Non Technical Summary, November 2019 - Environmental Statement Volume 4 Technical Summary of Environmental Statement, November 2019 Appendix Reports - Environmental Statement Volume 2, November 2017 Assessments - Phase 1 Preliminary Geo-environmental Risk Assessment, January 2016 - Biodiversity Assessment (including bat surveys), November 2019 - Preliminary Geotechnical and Environmental Assessment, November 2016 - Air Quality Assessment, November 2017 - Archaeological Desk Based Assessment, November 2016 - Written Scheme of Investigation, Version 1.0, 21st September 2016 Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1	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, December 2022 - Section 73 Design & Access Statement, December 2022 - Planning & Tall Building Statement, December 2022 - Regeneration Statement, December 2022 - Heritage Report: Significance, December 2022 - Heritage Report: Impact Assessment, December 2022 - Demolition Justification Statement, December 2022 - Flood Risk Assessment, December 2022 - Drainage Strategy Report, December 2022 - Transport Statement, December 2022 - Framework Travel Plan, December 2022 - Environmental Standards Statement, December 2022 - Waste Management Strategy, December 2022 - Ventilation Strategy Statement, December 2022 - Energy Strategy Statement, December 2022 - Baseline Television Signal Survey & Television Reception Impact Assessment, December 2022 - Addendum to Statement of Community Involvement, December 2022 - Statement of Community Involvement, December 2022 - Crime Impact Statement, December 2022 - Addendum Environmental Statements Volume 1, December 2022 - Addendum Environmental Statement Volume 1, November 2019 - Environmental Statement Volume 1 November 2017 - Environmental Statement Volume 3 Non Technical Summary, December 2022 - Environmental Statement Volume 4 Technical Summary of Environmental Statement, December 2022 Appendix Reports - Environmental Statement Volume 2, November 2017 Assessments - Phase 1 Preliminary Geo-environmental Risk Assessment, January 2016 - Biodiversity Assessment (including bat surveys), September 2021 - Biodiversity Assessment (including bat surveys), November 2019 - Preliminary Geotechnical and Environmental Assessment, November 2016 - Air Quality Assessment, November 2017 - Archaeological Desk Based Assessment, November 2016 - Written Scheme of Investigation, Version 1.0, 21st September 2016 Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1	
5	a) The development shall be carried out in accordance with the 'Site Investigation Remedial Statement, Ramboll, March 2021, v3' approved on 30/3/21 under consent referenced CDN/21/0071. Within 4 weeks of the completion of demolition of each phase of the development (as defined by condition 51 of the consent), an updated report is required to	a) The development shall be carried out in accordance with the 'Site Investigation Remedial Statement, Ramboll, March 2021, v3' approved on 30/3/21 under consent referenced CDN/21/0071 and 'St. Michaels Phase 2 Ground Investigation' prepared by Curtins dated 3rd October 2022 reference 078847-CUR-00-XX-RPGE-001 Rev P02 approved on 3/11/22 under	To reflect that part a of the condition in respect of Phase 2 has already been approved and the condition discharged.

No	Existing Condition Wording	Proposed Revised Condition Wording	Reason for Change
	be submitted to Manchester City Council, to include the details of the ground investigation, final risk assessment and remediation strategy (if remediation is required) of the ground which is currently inaccessible due to existing buildings still to be demolished, as outlined in the 'Site Investigation Remedial Statement, Ramboll, March 2021, v3' report. For the avoidance of doubt, it is accepted that site work will need to begin to allow these buildings to be demolished. b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy. <i>Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17</i>	consent referenced CDN/22/0732 in respect of Phase 2 (as defined by condition 51). Within 4 weeks of the completion of demolition of phase 3 of the development (as defined by condition 51 of the consent), an updated report is required to be submitted to Manchester City Council, to include the details of the ground investigation, final risk assessment and remediation strategy (if remediation is required) of the ground which is currently inaccessible due to existing buildings still to be demolished, as outlined in the 'Site Investigation Remedial Statement, Ramboll, March 2021, v3' report. For the avoidance of doubt, it is accepted that site work will need to begin to allow these buildings to be demolished. b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy. <i>Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17</i>	
7	The development shall be carried out in accordance with the approved Waste Management Strategy 70061860, dated September 2021. The approved scheme shall remain in situ whilst the use or development is in operation. Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.	The development shall be carried out in accordance with the approved Waste Management Strategy 70061860, dated September 2021 as well as the December 2022 Addendum 70101665 Rev2. The approved scheme shall remain in situ whilst the use or development is in operation. Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.	To reflect that a revised waste strategy has been submitted with the s73 application.
10	Prior to the commencement of each part of development, except demolition works, (as defined by condition 51), details of surface water drainage for that part of the development shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these shall be in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.	Prior to the commencement of Phase 3 of the development, except demolition works, (as defined by condition 51), details of surface water drainage for that part of the development shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these shall be in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the surface water drainage details approved on 21/10/22 under consent referenced CDN/22/0213. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.	To reflect that part of the condition in respect of Phase 2 has already been approved and the condition discharged.
40	Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Each part of the development (as defined by condition 51) shall be carried out in accordance with the approved details. <i>Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17</i>	Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Each part of the development (as defined by condition 51) shall be carried out in accordance with the approved details. In respect of Phase 2 the details were approved on 13/07/22 under consent referenced CDN/22/0083. <i>Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17</i>	To reflect that part of the condition in respect of Phase 2 has already been approved and the condition discharged.
48	The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the building works for each part of the redevelopment of the site (as defined by condition 51) to which such demolition relates. Evidence of that contract for each part of the development shall be supplied to the City Council as local planning authority.	The demolition hereby permitted in relation to Phase 3 of the development (as defined by Condition 51) shall not be undertaken before a contract has been made for the carrying out of the building works for that part of the redevelopment of the site. Evidence of that contract shall be supplied to the City Council as local planning authority. Evidence of contracts for Phases 1 and 2 of the development were approved under consents CDN/20/0856 and CDN/22/0008 respectively pursuant to this condition.	To reflect that part of the condition in respect of Phases 1 and 2 has already been approved and part of the condition discharged.

No	Existing Condition Wording	Proposed Revised Condition Wording	Reason for Change
	<i>Reason - To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.</i>	<i>Reason - To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.</i>	

6. CONCLUSION

- 6.1 As highlighted in the previous sections, the application package has demonstrated that the proposed amendments will have no significant detrimental effects on heritage, townscape, key views, amenity, wind microclimate, biodiversity, flood risk, sunlight, daylight, overshadowing, highways, waste, residential design quality, air quality, noise, vibration, archaeology, potential for crime, and disabled access.
- 6.2 Notwithstanding that some of the proposed amendments will lead to changes in public benefits, these changes, positive and negative, are not of a significant scale and therefore no further significant public benefits have been identified in relation to the proposed amendments.
- 6.3 The proposed amendments to the conditions are to correctly reference the scheme as now proposed, to assist with delivery, and to update some conditions to recognise that they have already been discharged. None of the proposed condition changes in themselves represent material changes to the planning consent and are considered acceptable. Further changes to the conditions may also be required should live condition discharge applications be approved prior to the determination of this Section 73 application.
- 6.4 The National Planning Policy Framework (NPPF) has been updated since planning consent for the approved development was granted in June 2020. The new NPPF has been considered in the updates to each relevant technical area, as well as in the Planning Statement, and it has been found that this has not resulted in any change to the original conclusions reached under the previous NPPF. The development plan has not changed and there are no other significant changes in policy or guidance context since the original grant of consent.
- 6.5 The Planning and Tall Building Statement has undertaken a balancing exercise in relation to the entire scheme as now proposed, and has concluded that the scheme taken as a whole complies with the development plan and that planning permission should therefore be forthcoming. This is notwithstanding that, given the existence of the approved development as a lawful fallback position, it is the acceptability of the proposed amendments that should be considered in determining whether planning permission for this Section 73 application should be granted. It therefore follows that since no additional harm is caused by the proposed amendments, and they are acceptable in all other respects, planning permission for this section 73 application should be forthcoming.