

9th August 2022

FAO: Mr Dave Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear David,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION REFERENCE: 131612/JO/2021 AS AMENDED BY 133317/NMC/2022
PLANNING PORTAL REFERENCE: PP-11449934
ST MICHAELS, MANCHESTER

Please find enclosed a planning application submitted under s96a of the Town and Country Planning Act to make non-material amendments to condition 2 of consent reference 131612/JO/2021 as amended by 133317/NMC/2022.

The consent relates to the comprehensive redevelopment of the site bounded by Southmill Street, Jackson's Row, Bootle Street and 201 Deansgate in Manchester city centre. The development is known as 'St Michael's'.

Planning permission for the development was originally granted on 20th June 2018 (reference: 114664/FO/2016). It was subsequently amended under Section 73 on 26th June 2020 (reference: 125549/JO/2019) and under Section 96a on 1 December 2020 (reference: 127950/NMC/2020). A further amendment was made under s73 (reference: 131612/JO/2021) dated 22nd October 2021 and this was amended under Section 96a on 23rd May 2022 (reference: 133317/NMC/2022). This represents the current consent.

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 21st May 2021.

Phase 2 (the new build offices and conversion of the former police station) works have now commenced on site with the demolition of parts of the former police station. Through the detailed design process, a number of non-material amendments are required to improve the design. In summary, the proposed changes to the scheme are as follows.

- On the Southmill Street elevation above the former Police Station at Levels 07, 08, 09, 10, the curtain walling is proposed to be extended outwards to create a useable space internally between the solid core wall and the facade. Further, fully glazed panels are proposed in lieu of opaque panels. This will allow visual permeability into and out of the building and will create interest and activity to this elevation.
- The bridge link will be infilled at Level 2 to simplify the design principle of the 'honeycomb' middle portion of the building, and to create a consistent soffit line and detail around level 02 and the podium base.
- Corner office terraces to Levels 04 and 05 will be reconfigured to assist in the setting out of the honeycomb pattern by creating glass to glass corners, reverting to the originally consented principle and providing consistent detailing at all corners.
- At Levels 07, 08, 09, 10, and 11, the spandrel width is proposed to be increased in response to construction floor build up and detail at terraces.
- The weathered upstand to the base of the ground floor curtain walling is proposed to be amended to weathering specialist advice.
- Backsprayed glass is proposed to match the spandrel to localised areas of curtain walling in front of the external terrace steps at levels 08, 09, 10, and to the escape stair adjacent to the link.
- The ground floor retail doors are proposed to be slightly re-positioned to suit levels and /or means of escape regulations.
- SSG glazing to the main entrances is to revert to the original approved design principle and to provide visual clarity of the entrance doors for the visually impaired.
- The Level 06 glass balustrade is to be set between columns to facilitate roof and curtain walling detail.

The submitted document 'St.Michael's, Manchester, Proposed Changes, August 2022', prepared by Hodder + Partners, illustrates the changes in greater detail and includes a side by side comparison of the consented and proposed drawings. Proposed replacement drawings are also included.

The proposed changes do not affect the original description of development which remains as follows:-

"Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (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."

The revised drawings will require changes to be made to condition 2 of consent 131612/JO/2021 as amended by 133317/NMC/2022, which lists the current drawings and documents which define the scheme. The existing and proposed condition is detailed on the next page.

I trust the content of the application is satisfactory to allow you to validate the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have

any additional queries please do not hesitate to contact me. I hope to hear from you in due course.

Yours sincerely,



Diane Ellis
Associate Director
Ba (Hons) MA MRTPI PIEMA

Proposed condition changes:

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2 The development hereby approved shall be carried out in accordance with the following drawings and documents: Plans <u>MAKE Architect's drawings</u> • 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 <u>Hodder + Partners Drawings</u> • Site Demolition Plan (-0)001 1:500@A1 • 0601-S73-102 Basement B1 Plan (P04) • 0601-S73-103 Ground Level GA Plan (P04) • 0601-S73-104 Level 01 GA Plan (P04) • 0601-S73-105 Level 02 GA Plan (P04) • 0601-S73-106 Level 03 GA Plan (P04) • 0601-S73-107 Level 04 GA Plan (P04) • 0601-S73-108 Level 05 GA Plan (P04) • 0601-S73-109 Level 06 GA Plan (P04) • 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 (P04) • 0601-S73-203 Elevations – South (P04) • 0601-S73-204 Elevations – Courtyard Block A and Block B (P05) • 0601-S73-205 Elevations – Block B West (Temporary Façade) (P03) • 0601-S73-251 Building Sections – West-East (P04) • 0601-S73-252 Building Sections – West-East Bridge (P04) • 0601-S73-254 Building Sections – North-South Block (P04) • 0601-S73-500 Retail Unit Plan – Level 0UG – (P04) • 0601-S73-510 Retail Unit Plan – Level 10 (P01) • 0601-S73-514 Building Enclosure Office Podium – (P04) <u>SOM Drawings</u> • 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 110 P03 Level 07 Ga Plan 1:200 • S73 111 P03 Level 08 Ga Plan 1:200	The development hereby approved shall be carried out in accordance with the following drawings and documents: Plans <u>MAKE Architect's drawings</u> • 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 <u>Hodder + Partners Drawings</u> • 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-S73-118 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 0UG – (P04) • 0601-S73-510 Retail Unit Plan – Level 10 (P01) • 0601-S73-514 Building Enclosure Office Podium – (P05) • 0601-S73-515 Building Enclosure Office – (P04) <u>SOM Drawings</u> • S73 000 P03 Cover • S73 002 P03 General Notes
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• S73 112 P03 Level 09 Ga 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 • 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 • S73 515 P03 Building Enclosure Office 1:50 <u>Zerum Drawings</u> • STM PPP 01 P02 Phasing Plan <u>Planit ie Drawings</u> • 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 <u>Documents</u> • 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	• 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 • 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 <u>Zerum Drawings</u> • STM PPP 01 P02 Phasing Plan <u>Planit ie Drawings</u> • 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 <u>Documents</u> • 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
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• Environmental Statement Volume 3 Non Technical Summary, November 2019 • Environmental Statement Volume 4 Technical Summary of Environmental Statement, November 2019 <u>Appendix Reports</u> • 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 <i>Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1</i>	• Environmental Statement Volume 3 Non Technical Summary, November 2019 • Environmental Statement Volume 4 Technical Summary of Environmental Statement, November 2019 <u>Appendix Reports</u> • 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 <i>Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1</i>
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