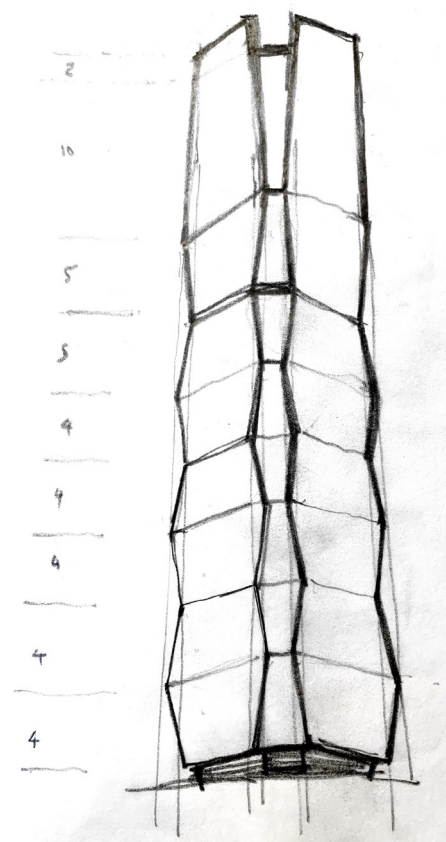


simpsonhaugh



Renaker

GJS Plot F, Manchester

Non-material Amendment | 27.03.2026

Z1-SHP-A180-RP-XX-NMA03 | P01

Contents

1.0	Introduction	3
2.0	Proposed amendments	3
3.0	Updated drawings	4
4.0	Accommodation schedule	5
5.0	Drawing comparison	8



1.0 The approved application

Reference Number

143143/JO/2025

Decision Date

18/02/2026

Description

Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, land-scaping and public realm, servicing and access arrangements, highways alterations, and associated works.

The change represents an evolution of the scheme in response to:

- current market conditions
- design optimisation
- client desire to provide a property type which is more desirable within the market and caters to emerging demand

Elements that will remain UNCHANGED include:

- The overall height, massing and external envelope of Plot F1
- The materiality and visual appearance of Plot F1
- Any element of Plot F2, as this change is limited to Plot F1 only

Description of the Proposed Amendment

The application seeks consent for:

- a reduction in the total number of penthouses at levels 49 and 50 from nine penthouses to five penthouses
- a reconfiguration of floorspace to deliver fewer, but larger units
- enhanced layouts including:
- increased internal floor area per apartment
- improved aspect and daylight

There is:

- no increase in overall floorspace
- no change to building height or massing
- no impact on external appearance

Conclusion

The proposed reduction in the number of penthouses, alongside an increase in their size and quality, represents a positive and policy-compliant refinement of the approved scheme.

2.0 Proposed Amendments

INTRODUCTION

This application proposes a design refinement to the residential scheme at Plot F1, Manchester approved under application number 143143/JO/2025. The proposal seeks to reduce the number of penthouse homes whilst increasing their individual size and quality of space.

The proposed reduction in the number of penthouses affects Plot F1 ONLY and has been driven by the institutional investor client’s experience within the Manchester market, gained from their successful and ongoing operation of West and North Towers at Deansgate Square and reflects Manchester’s transition towards a more mature, design-led residential market. The proposals seek to reduce overall penthouse numbers from nine penthouses to five penthouses, in order to provide large-format, high-specification homes, enhancing the identity of the scheme and ensuring the optimal use of the building’s most premium upper-floor space.

3.0 Updated drawings

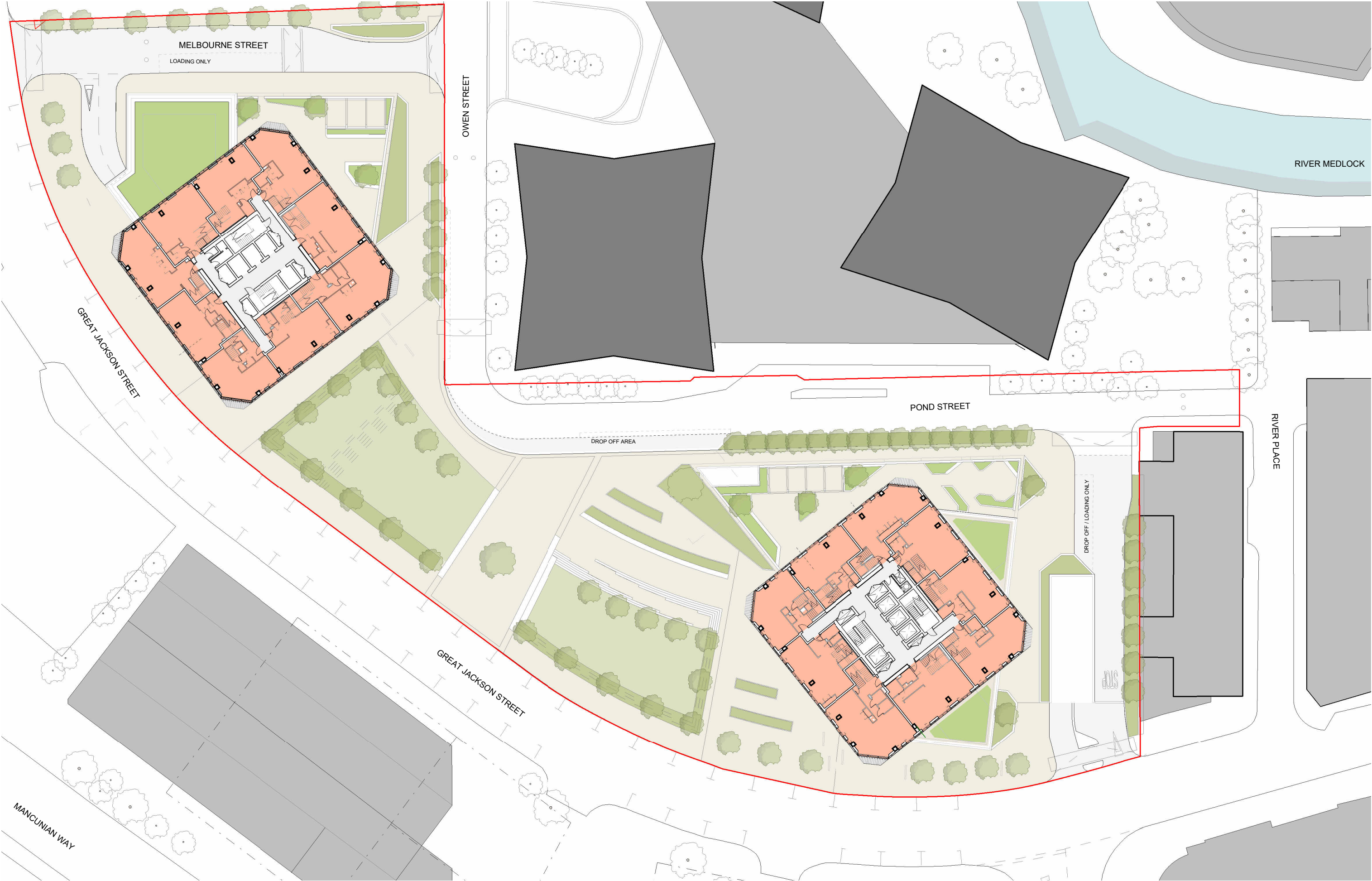
The table opposite illustrates the accompanying updated planning drawings, reflecting the various amendments.

Building Number	Drawing Type	Drawing Name	Drawing Number	Revision	Scale at A3	Notes
CONTEXT DRAWINGS						
Z1	Plan	Application Boundary Plan	10334-Z1-SHP-G000-PL-Grd-B5D803	P01	1000	
Z1	Plan	Phasing Plan - Ground Level	10334-Z1-SHP-G000-PL-Grd-B5D804	P02	750	
Z1	Plan	Phasing Plan - Basement	10334-Z1-SHP-G000-PL-B1-B5D801	P01	750	
Z2	Plan	Reference Plan	10334-Z1-SHP-G000-PL-Grd-B5D805	P01	750	
Z3	Plan	Demolition Plan	10334-Z1-SHP-JC20-PL-Grd-B5D801	P01	750	
SITE WIDE PLANS						
Z1	Plan	Site Wide Plan - Level B3 Basement	10334-Z1-SHP-G100-PL-B3-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level B2 Basement	10334-Z1-SHP-G100-PL-B2-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level B1 Basement	10334-Z1-SHP-G100-PL-B1-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level 00 Entrance Level	10334-Z1-SHP-G100-PL-Grd-B5D801	P08	500	
Z1	Plan	Site Wide Plan - Amenity Level	10334-Z1-SHP-G100-PL-01-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Minimum Levels	10334-Z1-SHP-G100-PL-02-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Typical Levels	10334-Z1-SHP-G200-PL-04-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Typical Levels	10334-Z1-SHP-G100-PL-05-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Maximum Levels	10334-Z1-SHP-G100-PL-11-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Lower Duplex Level	10334-Z1-SHP-G100-PL-49-B5D801	P04	500	
Z1	Plan	Site Wide Plan - Upper Duplex Level	10334-Z1-SHP-G100-PL-50-B5D801	P04	500	
Z1	Plan	Site Wide Plan - Plan - Level 51	10334-Z1-SHP-G100-PL-51-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Top of Parapet	10334-Z1-SHP-G100-PL-RF-B5D801	P02	500	
F1 TOWER PLANS						
F1	Plan	F1 - GA Plan - Level B3 Basement	10334-F1-SHP-G200-PL-B3-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level B2 Basement	10334-F1-SHP-G200-PL-B2-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level B1 Basement	10334-F1-SHP-G200-PL-B1-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level 00 Entrance Level	10334-F1-SHP-G200-PL-Grd-B5D801	P06	250	
F1	Plan	F1 - GA Plan - Level 01 Amenity Level	10334-F1-SHP-G200-PL-01-B5D801	P03	250	
F1	Plan	GA Plan - Level 02 Minimum apartment Level	10334-F1-SHP-G200-PL-02-B5D801	P03	250	
F1	Plan	GA Plan - Level 04 Typical apartment Level	10334-F1-SHP-G200-PL-04-B5D801	P02	250	
F1	Plan	GA Plan - Level 05 Typical apartment Level	10334-F1-SHP-G200-PL-05-B5D801	P02	250	
F1	Plan	GA Plan - Level 11 Maximum apartment Level	10334-F1-SHP-G200-PL-11-B5D801	P02	250	
F1	Plan	GA Plan - Level 49 Lower Duplex Level	10334-F1-SHP-G200-PL-49-B5D801	P04	250	
F1	Plan	GA Plan - Level 50 Upper Duplex Level	10334-F1-SHP-G200-PL-50-B5D801	P04	250	
F1	Plan	GA Plan - Level 51	10334-F1-SHP-G200-PL-51-B5D801	P02	250	
F1	Plan	GA Plan - Roof Level	10334-F1-SHP-G200-PL-RF-B5D801	P02	250	
F1	Plan	F1 Ground Floor Bin Collection Point	10334-F1-SHP-G200-SK-Grd-010	P01	250	
F1	Plan	Sketch GA Plan B1 MCC Bin collection Only Option	10334-F1-SHP-G200-SK-B1-005	P01	250	
F2 TOWER PLANS						
F2	Plan	F2 - GA Plan - Level B2 Basement	10334-F2-SHP-G200-PL-B2-B5D801	P01	250	
F2	Plan	F2 - GA Plan - Level B1 Basement	10334-F2-SHP-G200-PL-B1-B5D801	P01	250	
F2	Plan	F2 - GA Plan - Level 00 Entrance Level	10334-F2-SHP-G200-PL-Grd-B5D801	P06	250	
F2	Plan	F2 - GA Plan - Level 01 Amenity Level	10334-F2-SHP-G200-PL-01-B5D801	P03	250	
F2	Plan	GA Plan - Level 02 Minimum apartment Level	10334-F2-SHP-G200-PL-02-B5D801	P03	250	
F2	Plan	GA Plan - Level 04 Typical apartment Level	10334-F2-SHP-G200-PL-04-B5D801	P02	250	
F2	Plan	GA Plan - Level 05 Typical apartment Level	10334-F2-SHP-G200-PL-05-B5D801	P02	250	
F2	Plan	GA Plan - Level 11 Maximum apartment Level	10334-F2-SHP-G200-PL-11-B5D801	P02	250	
F2	Plan	GA Plan - Level 49 Lower Duplex Level	10334-F2-SHP-G200-PL-49-B5D801	P03	250	
F2	Plan	GA Plan - Level 50 Upper Duplex Level	10334-F2-SHP-G200-PL-50-B5D801	P03	250	
F2	Plan	GA Plan - Level 51	10334-F2-SHP-G200-PL-51-B5D801	P02	250	
F2	Plan	GA Plan - Roof Level	10334-F2-SHP-G200-PL-RF-B5D801	P02	250	
F2	Plan	F2 Ground Floor Bin Collection Point	10334-F2-SHP-G200-SK-Grd-008	P01	250	
F2	Plan	Sketch GA Plan B1 MCC Bin collection Only Option	10334-F2-SHP-G200-SK-B1-001	P01	250	
SITE WIDE ELEVATIONS						
Z1	Elevation	Site Wide - North Elevation	10334-Z1-SHP-G100-EL-XX-B5D801	P01	1000	
Z1	Elevation	Site Wide - South Elevation	10334-Z1-SHP-G100-EL-XX-B5D802	P02	1000	
Z1	Elevation	Site Wide - East Elevation	10334-Z1-SHP-G100-EL-XX-B5D803	P01	1000	
Z1	Elevation	Site Wide - West Elevation	10334-Z1-SHP-G100-EL-XX-B5D804	P01	1000	
Z1	Elevation	Site Wide - Elevation Section AA	10334-Z1-SHP-G100-EL-XX-B5D805	P01	1000	
Z1	Elevation	Site Wide - Elevation Section BB	10334-Z1-SHP-G100-EL-XX-B5D806	P01	1000	
Z1	Elevation	Site Wide - Long section	10334-Z1-SHP-G100-SE-XX-B5D801	P01	1000	
F1 ELEVATIONS						
F1	Elevation	F1 Elevation	10334-F1-SHP-G100-EL-XX-B5D801	P02	500	
F1	Elevation	F1 GA Elevation - Podium Elevation	10334-F1-SHP-G200-EL-XX-B5D801	P02	250	
F2 ELEVATIONS						
F2	Elevation	F2 Elevation	10334-F2-SHP-G100-EL-XX-B5D801	P02	500	
F2	Elevation	F2 GA Elevation - Podium Elevation	10334-F2-SHP-G200-EL-XX-B5D801	P02	250	
F1 DETAILED ELEVATIONS						
F1	Detail	F1 Tower - Minimum corner	10334-F1-SHP-G251-DE-XX-B5D801	P01	50	
F1	Detail	F1 Tower - Parapet detailed elevation	10334-F1-SHP-G251-DE-XX-B5D802	P01	50	
F1	Detail	F1 Tower - Maximum corner detailed	10334-F1-SHP-G251-DE-XX-B5D803	P01	50	
F1	Detail	F1 Podium - Typical elevation	10334-F1-SHP-G251-DE-XX-B5D804	P02	50	
F2 DETAILED ELEVATIONS						
F2	Detail	F2 Tower - Minimum corner	10334-F2-SHP-G251-DE-XX-B5D801	P01	50	
F2	Detail	F2 Tower - Parapet detailed elevation	10334-F2-SHP-G251-DE-XX-B5D802	P01	50	
F2	Detail	F2 Tower - Maximum corner detailed	10334-F2-SHP-G251-DE-XX-B5D803	P01	50	
F2	Detail	F2 Podium - Typical elevation	10334-F2-SHP-G251-DE-XX-B5D804	P01	50	

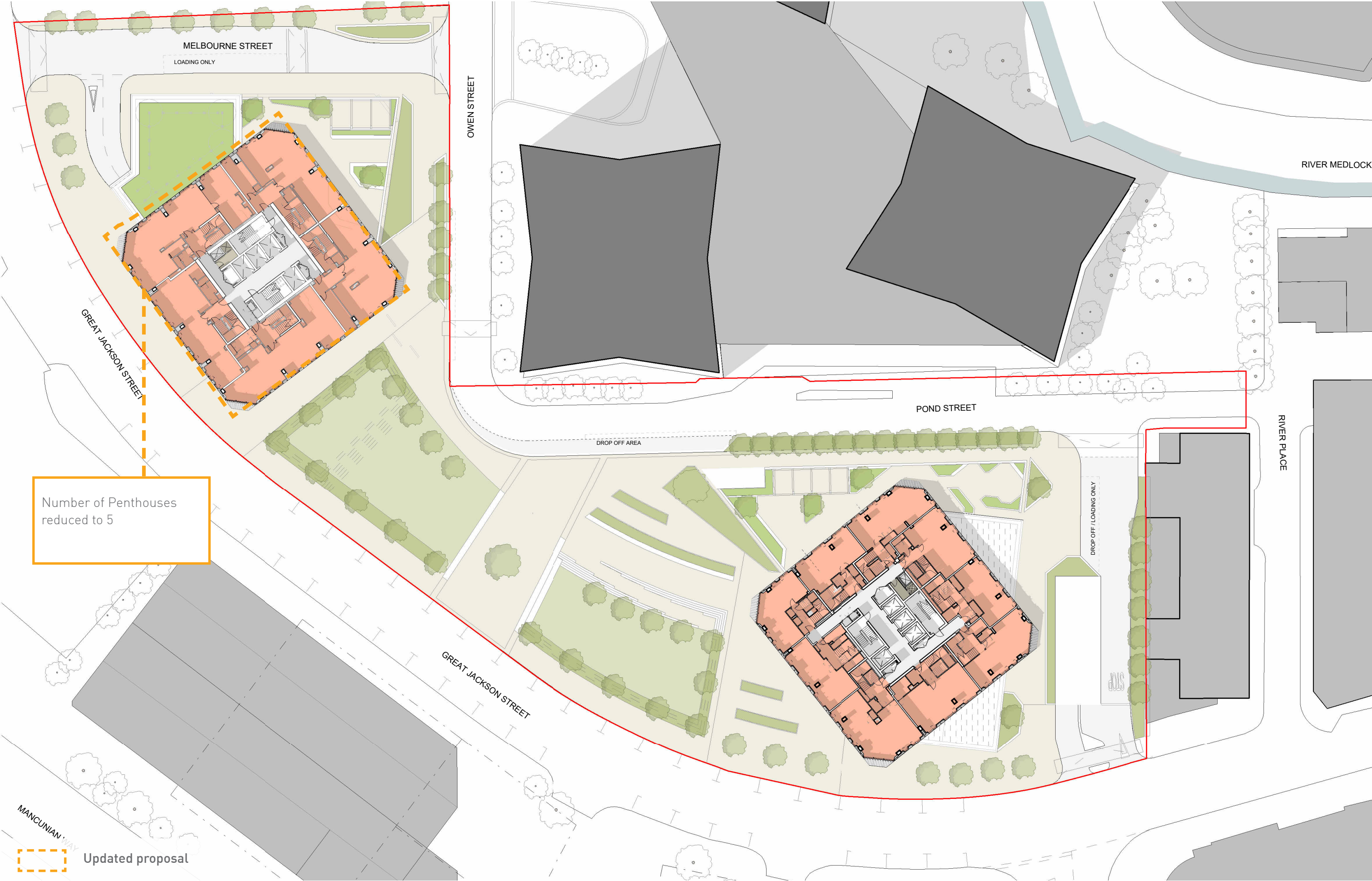
Approved Schedule

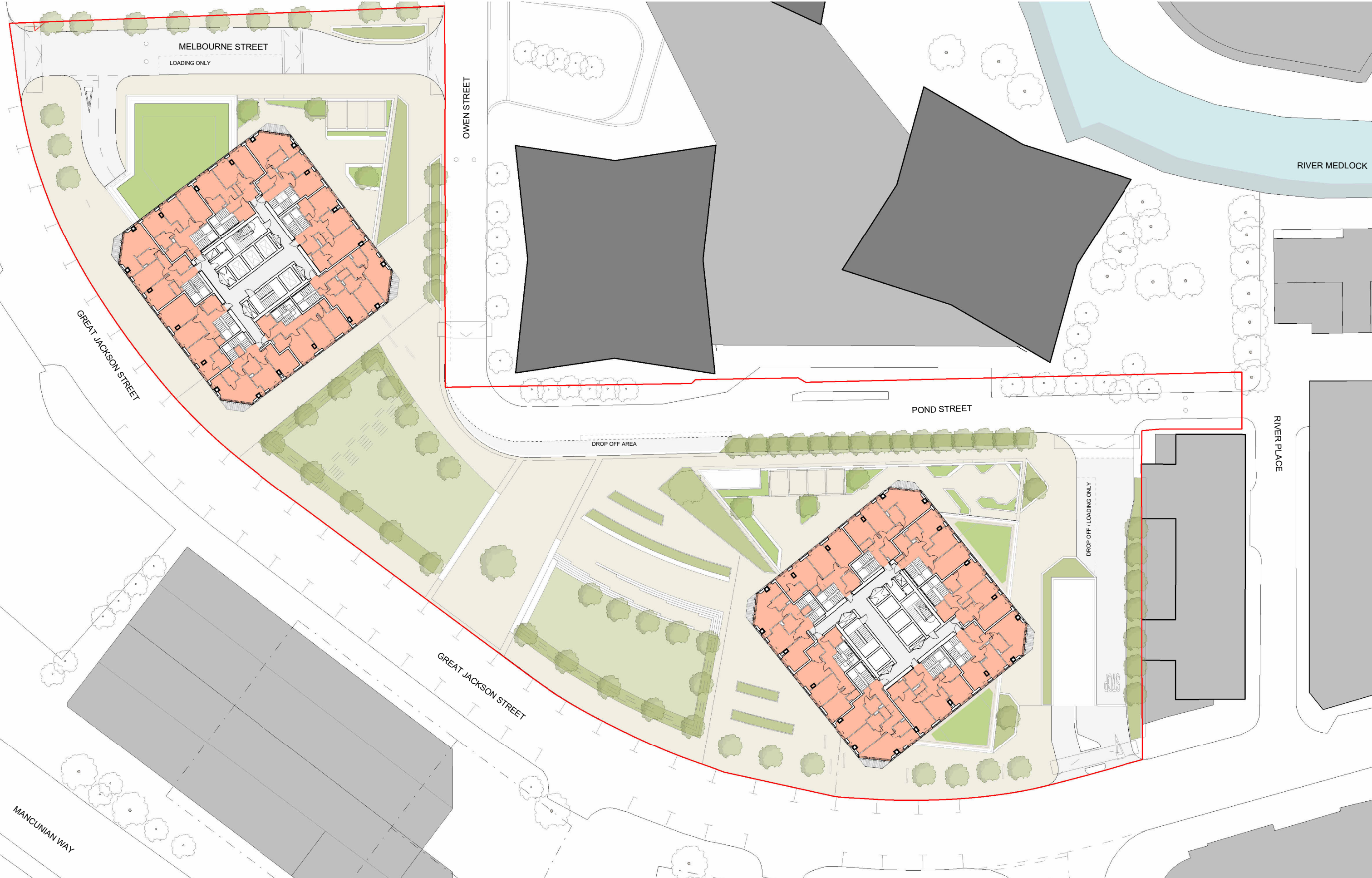
50
49
48
47
46
45
44
43
42
41
40
39
38
37
36
35
34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
09
08
07
06
05
04
03
02

F1					F2			
LEVEL	1 Bed	2 Bed	3 Bed	Total	1 Bed	2 Bed	3 Bed	Total
	no.	no.	no.	no.	no.	no.	no.	no.
51	0	0	0	0	0	0	0	0
50	0	0	5	5	0	0	9	9
49	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE C	6	0	4	10	6	0	4	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE A	8	4	0	12	8	4	0	12
TYPE A	8	4	0	12	8	4	0	12
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE C	6	0	4	10	6	0	4	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE A	8	4	0	12	8	4	0	12
TYPE A	8	4	0	12	8	4	0	12
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE C	6	0	4	10	6	0	4	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE A	8	4	0	12	8	4	0	12
TYPE A	8	4	0	12	8	4	0	12
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE C	6	0	4	10	6	0	4	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE A	8	4	0	12	8	4	0	12
TYPE A	8	4	0	12	8	4	0	12
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE C	6	0	4	10	6	0	4	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE B	2	8	0	10	2	8	0	10
TYPE B1	2	8	0	10	2	8	0	10
TYPE A	8	4	0	12	8	4	0	12
TYPE A	7	4	0	11	7	4	0	11
1								
GF								
B1								
B2								
B3								
TOTAL	157	312	21	490	157	312	25	494
Building Mix	32%	64%	4%		32%	63%	5%	
TARGET	30%	65%	5%					

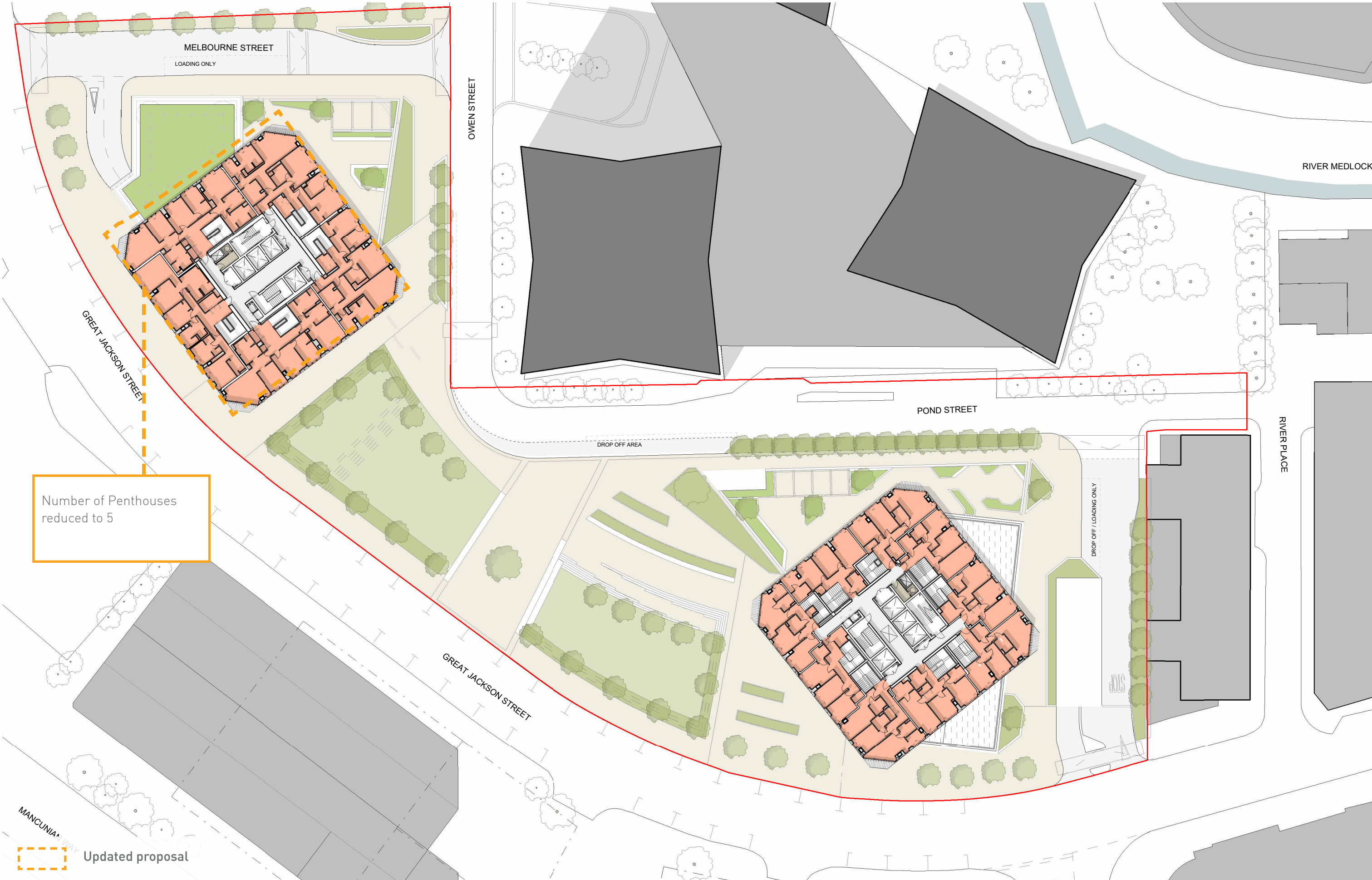


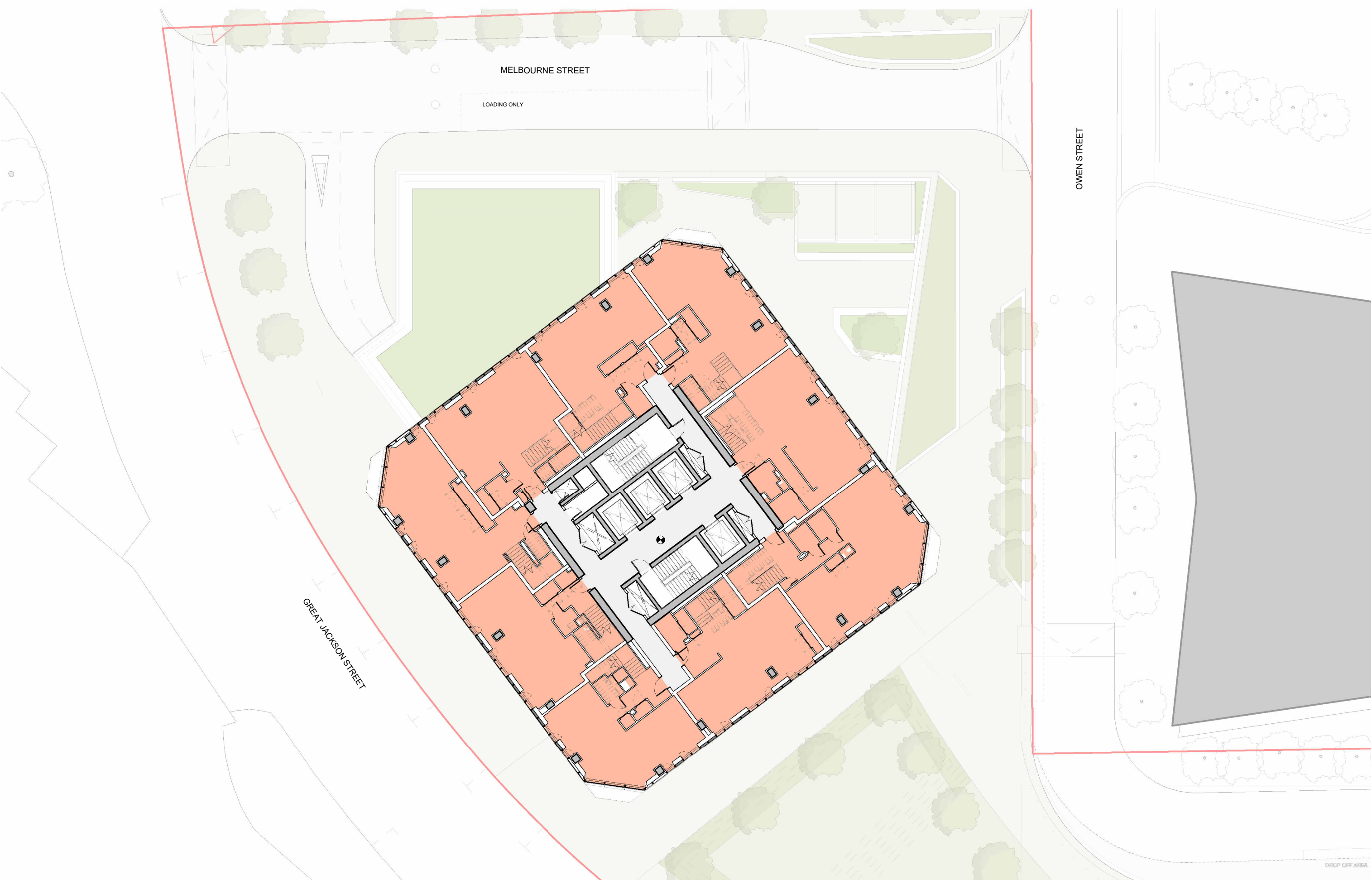
Proposed scheme Scheme - Z1-SHP-G100-PL-49-B5D801 - P04



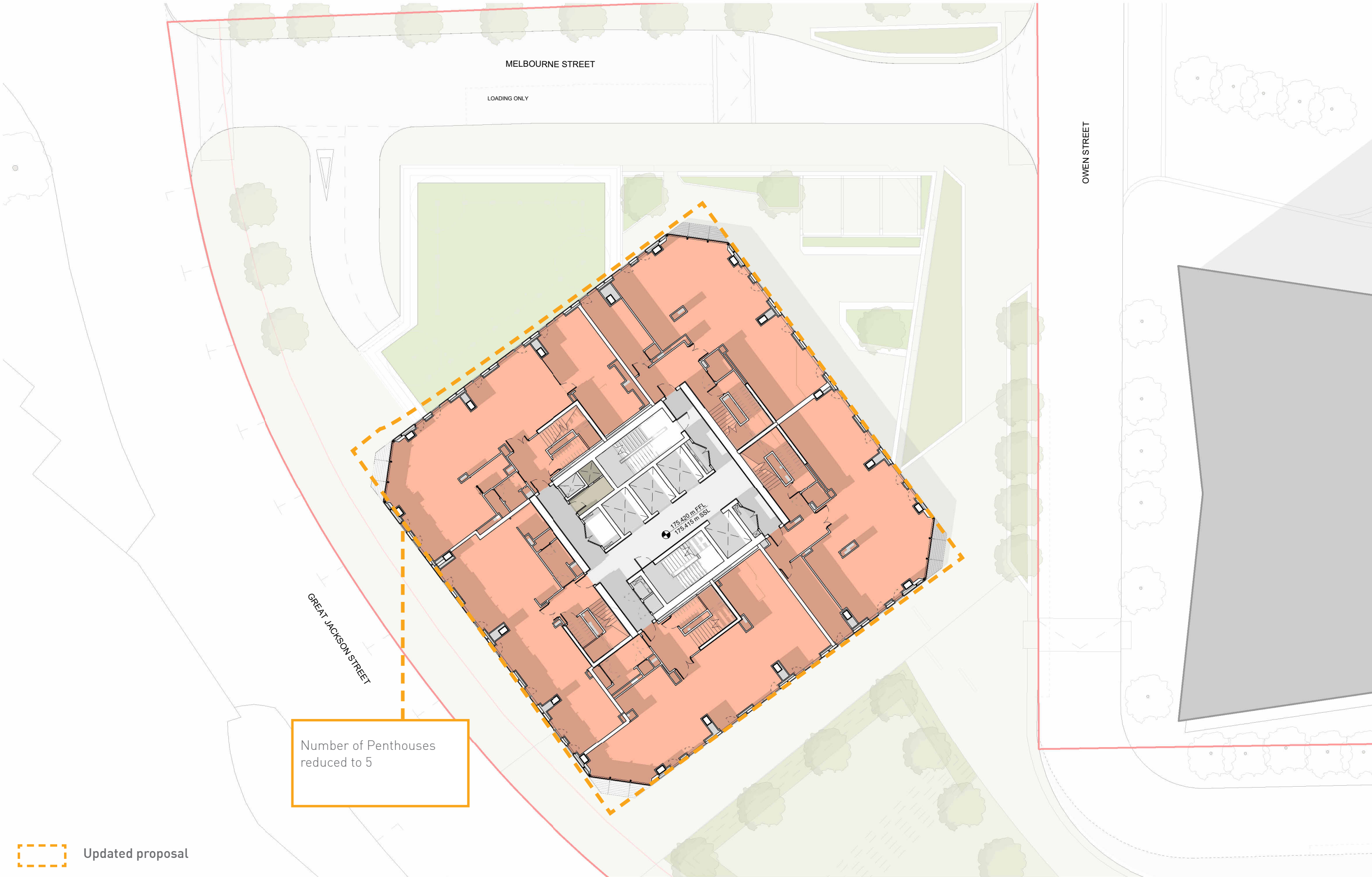


Updated proposal - Z1-SHP-G100-PL-50-B5D801 - P04





Updated proposal - F1-SHP-G200-PL-49-B5D801 - P04





Updated proposal - F1-SHP-G200-PL-50-B5D801 - P04

