



Planning

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Mr Toby Hynes
Renaker Build Limited
1st Floor
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47 Bengal Street
Manchester
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Date: 24 April 2026

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 145606/NMC/2026

Description: Non material amendment to planning permission 143143/JO/2025 to reduce the number of penthouse homes from nine units to five units whilst increasing their individual size (Plot F1 only)

Location: Car Park, Great Jackson Street, Manchester, M15 4NJ

I refer to your application for a non-material amendment to planning permission reference 143143/JO/2025.

The proposal seeks alterations to the approved plans for Plot F1 which comprise the reduction of the number of penthouse homes from nine units to five units whilst increasing their individual size in order to provide large-format homes.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 143143/JO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143143/JO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Context Drawings

10334-Z1-SHP-G000-PL-Grd-B5D803 P01 Site Wide - Application Boundary Plan

10334-Z1-SHP-G000-PL-Grd-B5D804 P02 Site Wide - Ground Phasing Plan
10334-Z1-SHP-G000-PL-B1-B5D801 P01 Site Wide - Basement Phasing Plan
10334-Z1-SHP-G000-PL-Grd-B5D805 P01 Site Wide - Reference Plan
10334-Z1-SHP-JC20-PL-Grd-B5D801 P01 Site Wide - Demolition Plan

Site Wide Plans

10334-Z1-SHP-G100-PL-B3-B5D801 P02 Site Wide Plan - Level B3 Basement
10334-Z1-SHP-G100-PL-B2-B5D801 P02 Site Wide Plan - Level B2 Basement
10334-Z1-SHP-G100-PL-B1-B5D801 P02 Site Wide Plan - Level B1 Basement
10334-Z1-SHP-G100-PL-Grd-B5D801 P08 Site Wide Plan - Level 00 Entrance Level
10334-Z1-SHP-G100-PL-01-B5D801 P03 Site Wide Plan - Level 01 Amenity Level
10334-Z1-SHP-G100-PL-02-B5D801 P03 Site Wide Plan - Level 02 Minimum apartment level
10334-Z1-SHP-G100-PL-04-B5D801 P02 Site Wide Plan - Level 04 Typical apartment level
10334-Z1-SHP-G100-PL-05-B5D801 P02 Site Wide Plan - Level 05 Typical apartment level
10334-Z1-SHP-G100-PL-11-B5D801 P02 Site Wide Plan - Level 11 Maximum apartment level
10334-Z1-SHP-G100-PL-49-B5D801 P04 Site Wide Plan - Level 49 Lower Duplex Level
10334-Z1-SHP-G100-PL-50-B5D801 P04 Site Wide Plan - Level 50 Upper Duplex Level
10334-Z1-SHP-G100-PL-51-B5D801 P02 Site Wide Plan - Plan - Level 51
10334-Z1-SHP-G100-PL-RF-B5D801 P02 Site Wide Plan - Top of Parapet

F1 Tower Plans

10334-F1-SHP-G200-PL-B3-B5D801 P02 GA Plan - Level B3 Basement
10334-F1-SHP-G200-PL-B2-B5D801 P02 GA Plan - Level B2 Basement
10334-F1-SHP-G200-PL-B1-B5D801 P02 GA Plan - Level B1 Basement
10334-F1-SHP-G200-PL-Grd-B5D801 P06 GA Plan - Level 00 Entrance Level
10334-F1-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level
10334-F1-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level
10334-F1-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level
10334-F1-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level
10334-F1-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level
10334-F1-SHP-G200-PL-49-B5D801 P04 GA Plan - Level 49 Lower Duplex Level
10334-F1-SHP-G200-PL-50-B5D801 P04 GA Plan - Level 50 Upper Duplex Level
10334-F1-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51
10334-F1-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level
10334-F1-SHP-G200-SK-Grd-010 P01 - F1 Ground Floor Bin Collection Point
10334-F1-SHP-G200-SK-B1-005 P01 - Sketch GA Plan Level B1 MCC Bin Collection Only Option

F2 Tower Plans

10334-F2-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement
10334-F2-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement
10334-F2-SHP-G200-PL-Grd-B5D801 P06 GA Plan - Level 00 Entrance Level
10334-F2-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level
10334-F2-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level
10334-F2-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level
10334-F2-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level
10334-F2-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level
10334-F2-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level

10334-F2-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level
10334-F2-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51
10334-F2-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level
10334-F2-SHP-G200-SK-Grd-008 P01 - F2 Ground Floor Bin Collection Point
10334-F2-SHP-G200-SK-B1-001 P01 - Sketch GA Plan F2 Level B1 MCC Bin Collection
Only Option

Site Wide Elevations

10334-Z1-SHP-G100-EL-XX-B5D801 P01 Site Wide North Elevation
10334-Z1-SHP-G100-EL-XX-B5D802 P02 Site Wide South Elevation
10334-Z1-SHP-G100-EL-XX-B5D803 P01 Site Wide East Elevation
10334-Z1-SHP-G100-EL-XX-B5D804 P01 Site Wide West Elevation
10334-Z1-SHP-G100-EL-XX-B5D805 P01 Site Wide Elevation Section AA
10334-Z1-SHP-G100-EL-XX-B5D806 P01 Site Wide Elevation Section BB
10334-Z1-SHP-G100-SE-XX-B5D801 P01 Site Wide - Long section

F1 Elevations

10334-F1-SHP-G100-EL-XX-B5D801 P02 F1 Elevation
10334-F1-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation (approved under
CDN/24/0623)
10334-F1-SHP-G251-EL-XX-9001 P02 F1 Envelope Elevations - Podium Elevations
Matrix (approved under CDN/24/0623)

F2 Elevations

10334-F2-SHP-G100-EL-XX-B5D801 P02 F2 Elevation
10334-F2-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation

F1 Detailed Elevations

10334-F1-SHP-G251-DE-XX-B5D801 P01 F1 Tower - Typical detailed elevation
10334-F1-SHP-G251-DE-XX-B5D802 P01 F1 Tower - Minimum corner detailed elevation
10334-F1-SHP-G251-DE-XX-B5D803 P01 F1 Tower - Parapet detailed elevation
10334-F1-SHP-G251-DE-XX-B5D804 P02 F1 Podium - Typical elevation (approved under
CDN/24/0623)

F2 Detailed Elevations

10334-F2-SHP-G251-DE-XX-B5D801 P01 F2 Tower - Typical detailed elevation
10334-F2-SHP-G251-DE-XX-B5D802 P01 F2 Tower - Maximum corner detailed elevation
10334-F2-SHP-G251-DE-XX-B5D803 P01 F2 Tower - Parapet detailed elevation
10334-F2-SHP-G251-DE-XX-B5D804 P01 F2 Podium - Typical elevation

Landscape Drawings

Z1-TPM-G710-PL-XX-3851 101 P5 Landscape General Arrangements
Z1-TPM-G710-PL-XX-3851 102 P4 Landscape General Arrangements as amended by Z1-
SQY-G710-PL-XX-102 P1 Public Realm GA F1
F1-TPM-G710-PL-XX-3851 102 P01 Tower F1: Ground Floor Private Garden
F2-TPM-G710-PL-XX-3851 103 P01 Tower F2: Ground Floor Private Garden
Z1-TPM-G710-PL-XX-3851 104 P02 Hardworks
Z1-TPM-G710-PL-XX-3851 105 P02 Lighting Layout
Z1-TPM-G710-PL-XX-3851 201 P02 Public Realm: Planting Plan

F1-TPM-G710-PL-XX-3851 202 P01 Tower F1: Private Garden Planting Plan
F2-TPM-G710-PL-XX-3851 203 P01 Tower F2: Private Garden Planting Plan
21-TPM-G710-PL-XX-3851 101 P1 Plot F Proposed Trees

Reports and Correspondence

PR-TPM-G710-RP-GRD-3851 501 P02 Landscape Design Statement
PR-TPM-G710-RP-GRD-3851 502 P01 Landscape Management Report
PR-TPM-G710-RP-GRD-3851 503 P01 Tree Management Strategy
10334-Z1-SHP-A180-RP-XX-B5D802 P03 Design and Access Statement dated October 2021 by SimpsonHaugh and Partners
10334-Z1-SHP-A180-RP-XX-B5D803 P01 Design and Access Statement Addendum dated December 2021 by SimpsonHaugh and Partners

F1-SHP-A180-RP-XX-B5D801 P02 Tower F1 Podium Design (approved under CDN/24/0623)
Z1-SHP-A180-RP-XX-NMA02 P05 Non-Material Amendment 25.09.2024

Television Desk-Based Report by Pager Power dated October 2021
Radar Mitigation Scheme agreed with NATS (En Route) plc;
Highways and Transport - Post-Submission Response by Curtins dated 25 February 2022;
Environmental Statement Non-Technical Summary dated November 2021;
Environmental Statement: Volume 1 dated November 2021;
Environmental Statement: Volume 2 dated October 2021;
Archaeological Desk-Based Assessment Report No. SA/2021/31 Version 1 by Salford Archaeology;
Written Scheme of Investigation (WSI) for an Archaeological Evaluation of Plot F, Great Jackson Street Version 1, dated 5 November 2021;
Aviation Safety Assessment dated October 2021 by Pager Power
Broadband Connectivity Assessment dated October 2021 by Pager Power
Crime Impact Statement 15 July 2021 Reference: 2021/0264/CIS/01 by Greater Manchester Police;
Management Strategy by Zenith Property Management received by the City Council as local planning authority on 12 November 2021;
Fire Statement Form received by the City Council as local planning authority on 12 November 2021;
Plot F Local Labour Agreement - July 2021;
Summertime Internal Environment CIBSE TM59 Overheating Analysis by Futureserv Ltd
Environmental Standards and Energy Statement Ref: 2021.072 dated November 2021 by Element Sustainability;
Written Scheme of Investigation for an Archaeological Evaluation by Salford Archaeology Revision 1.0 dated 5 November 2021;
Planning and Tall Building Statement dated November 2021 by Deloitte;
Acoustics Ventilation & Overheating Assessment Technical Note Ref: T01-PR0660-MPF dated 3/11/2021 by Fisher Acoustics;
Arboricultural Impact Assessment with Tree Protection Measures dated 22 July 2021 by Godwins Arboricultural Limited;
Ecological Survey and Assessment dated October 2021 by ERAP;
Flood Risk Assessment and Drainage Strategy Revision V05 Ref: 078524-CUR-XX-XX-RP-C-92001 dated 20 October 2021 by Curtins;
Geotechnical and Geoenvironmental Desk Study dated 8 October 2021 by Coffey;
HSE Substantive Response pgo-0684 by Hoare Lea;
The agent's email (Jennifer Chatfield of Deloitte) to Lucy Harrison dated 25 January 2022 with subject title: App Ref: 132199/FO/2021 - Plot F GJS - GMFRS;

Cameron Radford of Deloitte's email to Lucy Harrison of Manchester City Council dated 22 September 2023 agreeing a revised wording for conditions 38 and 67;
Remediation Strategy & Deployment Plan Ref: 6131/VJS-RSDP v1.00 by GeoAssist Limited;
Technical Note 05/10/2023 Additional SI and Updated Risk Assessment 5(ii) and 5(iv) by GeoAssist Limited;
GFM436 Final Inspection & Calibration Check Certificate dated 11/08/2020;
Pressuremeter Testing Factual Report dated 26/05/2021 by In Situ;
Pressuremeter Test - Average Arm Plots dated 23/04/2021 by In Situ;
Pressuremeter Analysis - Unload Reload Loop dated 22/04/2021 by In Situ;

Documents approved under CDN/25/0782:

Plot F2, Great Jackson Street Travel Plan Ref: 087792-CUR-XX-XX-T-TP-00002 Rev P03 dated 13 August 2025 by Curtins;
Plot F1, Great Jackson Street Travel Plan Ref: 087792-CUR-XX-XX-T-TP-00001 Rev P03 dated 13 August 2025 by Curtins;

Documents approved under CDN/25/0564 and CDN/25/0563:

Email correspondence between Paul Mason of Renaker and Ray Mullen of Manchester City Council dated 29 August 2025:

10334-F2-SHP-G251-EL-XX-3100 Revision P02 F1 Envelope Elevations - Bird Box Location;

Z1-SQY-G710-PL-XX-102 Revision C2 Public Realm GA F1;

Z1-SQY-G710-PL-XX-104 Revision C2 Public Realm Hardworks F1;

Z1-SQY-G710-PL-XX-3851 202 Revision P1 Public Realm Planting Plan;

Z1-TPM-G710-DE-XX-3851 301 Revision P2 Paving Details;

Z1-SQY-G710-PL-XX-307 Revision P2 Feature Wall Details;

Z1-TPM-G710-DE-XX-3851 308 Revision P1 Feature Wall Cladding Details;

Z1-SQY-G710-PL-GRD-311 Revision P2 Public Realm F1 - Metal Edge Reference Plan;

Z1-SQY-G710-DE-XX-315 Revision P2 F1 Residents Garden Enclosure;

Z1-TPM-G710-DE-XX-3851 401 Revision P2 Feature Planter Details;

Z1-SQY-G710-PL-XX-404 Revision P1 Furniture Details;

Z1-SQY-G710-DE-XX-405 Revision P2 Baffles;

10334-F2-SHP-G251-EL-XX-3100 Revision P02 F2 Envelope Elevation - Bird Box Location;

Z1-SQY-G710-PL-XX-101 Revision C1 Public Realm GA F2;

Z1-SQY-G710-PL-XX-103 Revision C2 Public Realm Hardworks F2;

Z1-SQY-G710-PL-XX-3851 201 Revision P1 Public Realm Planting Plan;

Z1-SQY-G710-PL-XX-306 Revision P2 Feature Wall Details;

Z1-SQY-G710-PL-GRD-312 Revision P2 Public Realm F2 - Metal Edge Reference Plan;

Z1-SQY-G710-DE-XX-316 Revision P2 F2 Residents Garden Enclosure;

Z1-SQY-G710-PL-XX-403 Revision P3 Furniture Details;

Trees in Planters - Establishment and Maintenance document by Square Yard received by the City Council as local planning authority on 17 June 2025.

Documents approved under CDN/24/0997

Tower F1 & F2 - Visual Mock-Up Summary document reference 10334-Z1-SHP-A180-Rp-XX-VMU01 Revision P01 dated Sep 2024 by Simpson Haugh.

Documents approved under CDN/24/0728

Archaeological Evaluation and Mitigation Post-Excavation Assessment Issue V3 dated 02/08/2024 by Salford Archaeology.

Documents approved under CDN/24/0623

F1-SHP-A180-RP-XX-B5D801 P02 Tower F1 Podium Design;

10334-F1-SHP-G251-EL-XX-9001 P02 F1 Envelope Elevations - Podium Elevations Matrix;

10334-F1-SHP-G200-EL-XX-B5D801 P02 F1 - GA Elevation - Podium Elevation;

10334-F1-SHP-G251-DE-XX-B5D804 P02 F1 Podium Typical Elevation.

Documents approved under CDN/24/0615

The Renaker supporting information document described as Condition 38 EV Charging;

10334-F2-SHP-G200-PL-B1-001 P26 - F2 General Arrangement Basement Level 01;

F2-FUT-G532-PL-B1-007 P3 - Electrical Services Primary Containment F2 Basement B1; and

F2-FUT-G532-PL-B2-006 P3 Electrical Services Primary Containment F2 Basement B2.

Documents approved under CDN/24/0216

10334-F2-SHP-G100-EL-XX-B5D801 Revision P04 - F2 Site Elevation;

10334-F2-SHP-G200-EL-XX-B5D801 Revision P04 - F2 GA Elevation Podium Elevation;

10334-F2-SHP-G251-DE-XX-B5D804 Revision P03 - F2 Podium Typical Elevation;

10334-F2-SHP-G251-EL-XX-9001 Revision P03 - F2 Envelope Elevations - Podium Elevations Matrix;

10334-F2-SHP-G200-PL-Grd-B5D801 Revision P04 - F2 - GA Plan - Entrance Level - Level 00;

F2-SHP-A180-RP-XX-B5D803 P04 - Tower F2 - Podium Design - 26.04.2024.

Documents approved under CDN/23/0753

Geotechnical and Geo-environmental Interpretative Report (GIR) including Remediation and Verification Strategy, Plot F, Great Jackson Street, Coffey, Reference:

03558AA_R_002B_CT - GIR.docx, Dated: 13 January 2022.

Remediation Strategy & Deployment Plan, Great Jackson Street Plot F1, GeoAssist Limited, Reference: 6131/VJS-RSDP v1.00, Dated: January 2024.

Document approved under CDN/23/0668

Construction Environment Management Plan Revision V5 dated October 2023.

Document approved under CDN/23/0650

Local Labour Agreement dated July 2023 and the KPI Update, both received by the City Council as local planning authority on 28 September 2023.

Documents approved under CDN/23/0640

Photographic survey, including photographs and Condition Survey Sheets 1-4 received by the City Council as local planning authority on 25 September 2023;

Z1-CUR-G580-PL-GRD-92501 Rev P02 - Proposed Drainage Layout Phase 1 (Plot F2) received by the City Council as local planning authority on 19 February 2024;

Z1-CUR-G580-PL-GRD-92502 Rev P02 - Proposed Drainage Layout Phase 2 (Plot F1) received by the City Council as local planning authority on 19 February 2024;

10334-F1-SHP-G200-SK-B1-001 Rev P01 - F1 BPW/Services Coordination Sketch General Arrangement Level B1;

Email from Molly Evans of Renaker to Lucy Harrison of Manchester City Council of 29 January 2024;

Email from Molly Evans of Renaker to Lucy Harrison of Manchester City Council of 20 December 2023;

The Drainage Planning Conditions document by Curtains dated 20/11/2023; and

Terrestrial Television Baseline Survey and Report by Pager Power dated July 2023.

Document approved under CDN/23/0610

The Local Labour Agreement dated July 2023 and the KPI Updated, both received by the City Council as local planning authority on 13 September 2023.

Document approved under CDN/23/0531

Photographic carriageway survey received by the City Council as local planning authority on 2 August 2023.

Documents approved under CDN/23/0530

The Drainage Planning Conditions document by Curtins dated 28/07/2023

Z1-CUR-G580-PL-GRD-92500-P01_Proposed Drainage Strategy

Z1-CUR-G580-PL-GRD-92501-P01_Proposed Drainage Strategy Phase 1

Z1-CUR-G580-PI-GRD-92510 - P01_Drainage Notes

Z1-CUR-G580-PI-XX-92520 - P01_Manhole Schedule

Z1-CUR-G580-DE-XX-92530-P01_Drainage Details 1

Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 2

Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 3

Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 4

Z1-CUR-G580-PL-GRD-92000-P01_Existing Impermeable Areas

Z1-CUR-G580-PL-GRD-92001-P01_Proposed Impermeable Areas

Z1-CUR-G580-PL-GRD-92002-P01_Overland Flow Routes

Surface Water Calcs Without Surcharged Outfall

Surface Water Calcs With Surcharged Outfall.

Document approved under CDN/23/0486

Construction Environment Management Plan Revision V4 dated October 2023.

Document approved under CDN/23/0413

Email correspondence between Phillip Dorin of Renaker and Amy Sharples of Erap dated 8 June 2023.

Documents approved under CDN/23/0372

Remediation Strategy & Deployment Plan Ref: 6131/VJS-RSDP v1.00 by GeoAssist Limited

Technical Note 05/10/2023 Additional SI and Updated Risk Assessment 5(ii) and 5(iv) by GeoAssist Limited

GFM436 Final Inspection & Calibration Check Certificate dated 11/08/2020

Pressuremeter Testing Factual Report dated 26/05/2021 by In Situ

Pressuremeter Test - Average Arm Plots dated 23/04/2021 by In Situ

Pressuremeter Analysis - Unload Reload Loop dated 22/04/2021 by In Situ.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,



Julie Roscoe

Director of Planning, Building Control & Licensing