
MCC - Plot D and Crown St Phase 3 - Extension of Determination

From Brown, Rachel [REDACTED]
Date Thu 10/09/2026 14:53
To Jennifer Atkinson [REDACTED] Lucy Harrison
Cc Cooper, John [REDACTED] Poole, Rachel J [REDACTED]

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Good Afternoon Both,

I hope you are well.

On behalf of our client, please accept this email as confirmation to extend the determination date of the 2 applications noted below to 10th September 2026.

- 1. Plot D, Great Jackson Street - Application Reference: 137227/FO/2023**
- 2. Crown Street Phase 3 (Plots C & E), Great Jackson Street - Application Reference: 137226/FO/2023**

Please let me know if you require anything further.

Kind regards,

Rachel.

Rachel Brown

Pronouns: she / her / hers

Assistant Director | Real Estate | Deloitte LLP

100 Embankment, Cathedral Approach, Manchester, M3 7FB
[REDACTED]

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RE:137226 & 137227 - Great Jackson Street

From Britton, Ed [REDACTED]

Date Tue 04/11/2025 13:30

To Lucy Harrison [REDACTED]

Cc Poole, Rachel J [REDACTED]

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Hi Lucy,

Thanks for the email.

This is agreed.

Thanks

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]

Sent: 04 November 2025 13:13

To: Britton, Ed [REDACTED]

Cc: Poole, Rachel J [REDACTED]

Subject: [EXT] Re: RE:137226 & 137227 - Great Jackson Street

Hi Ed

Please would you agree a further extension of time on these to 18 November 2025.

Regards

Lucy

Lucy Harrison

Senior Planner

Development Management Central Core

Planning, Building Control & Licensing

Growth & Development Directorate

Manchester City Council

Tel: (External) [REDACTED]

Tel: (Internal) [REDACTED]

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email: [REDACTED]

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From: Britton, Ed [REDACTED]
Sent: 20 October 2025 13:51
To: Lucy Harrison [REDACTED]
Subject: RE:137226 & 137227 - Great Jackson Street

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Hi Lucy,

This is agreed.

Thanks

Ed

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]
Sent: 20 October 2025 13:30
To: Britton, Ed [REDACTED]
Subject: [EXT] 137226 & 137227 - Great Jackson Street

Hi Ed

As discussed, please would you agree the determination date of 4 November 2025 for the above two applications.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Tel: (External) [REDACTED]

Tel: (Internal) [REDACTED]

Fax: [REDACTED]

Textphone: [REDACTED]

email: [REDACTED]

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RE:137226 & 137227 - Great Jackson Street

From Britton, Ed [REDACTED]

Date Tue 04/11/2025 13:30

To Lucy Harrison [REDACTED]

Cc Poole, Rachel J [REDACTED]

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Hi Lucy,

Thanks for the email.

This is agreed.

Thanks

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]

Sent: 04 November 2025 13:13

To: Britton, Ed [REDACTED]

Cc: Poole, Rachel J [REDACTED]

Subject: [EXT] Re: RE:137226 & 137227 - Great Jackson Street

Hi Ed

Please would you agree a further extension of time on these to 18 November 2025.

Regards

Lucy

Lucy Harrison

Senior Planner

Development Management Central Core

Planning, Building Control & Licensing

Growth & Development Directorate

Manchester City Council

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From: Britton, Ed [REDACTED]
Sent: 20 October 2025 13:51
To: Lucy Harrison [REDACTED]
Subject: RE:137226 & 137227 - Great Jackson Street

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Hi Lucy,

This is agreed.

Thanks

Ed

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]
Sent: 20 October 2025 13:30
To: Britton, Ed [REDACTED]
Subject: [EXT] 137226 & 137227 - Great Jackson Street

Hi Ed

As discussed, please would you agree the determination date of 4 November 2025 for the above two applications.

Many thanks

Lucy

RE:137226 & 137227 - Great Jackson Street

From Britton, Ed [REDACTED]

Date Mon 20/10/2025 13:51

To Lucy Harrison [REDACTED]

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Hi Lucy,

This is agreed.

Thanks

Ed

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]

Sent: 20 October 2025 13:30

To: Britton, Ed [REDACTED]

Subject: [EXT] 137226 & 137227 - Great Jackson Street

Hi Ed

As discussed, please would you agree the determination date of 4 November 2025 for the above two applications.

Many thanks

Lucy

Lucy Harrison

Senior Planner

Development Management Central Core

Planning, Building Control & Licensing

Growth & Development Directorate

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RE:137226 & 137227 - Plots C & E and Plot D, Great Jackson Street - EOT

From Britton, Ed [REDACTED]

Date Tue 14/01/2025 21:52

To Lucy Harrison [REDACTED]

Cc [REDACTED] Poole, Rachel J [REDACTED]

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Hi Lucy,

Yes, that's fine.

Thanks

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]

Sent: Tuesday, January 14, 2025 10:40 AM

To: Britton, Ed [REDACTED]

Cc: [REDACTED] Poole, Rachel J [REDACTED]

Subject: [EXT] Re: 137226 & 137227 - Plots C & E and Plot D, Great Jackson Street - EOT

Hi Ed

As discussed, please would you agree a new determination date of 28 February 2025 for the above two applications.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Tel: (External) [REDACTED]

Tel: (Internal) [REDACTED]

Fax: [REDACTED]

Textphone: [REDACTED]

email: [REDACTED]

RE:137226 & 137227 - Plots C & E and Plot D, Great Jackson Street - EOT

From Britton, Ed [REDACTED]

Date Thu 19/09/2024 13:46

To Lucy Harrison [REDACTED]

Poole, Rachel J [REDACTED]

Cc [REDACTED]

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Hi Lucy,

This is agreed.

Thanks

Ed

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]

Sent: Thursday, September 19, 2024 12:13 PM

To: Poole, Rachel J [REDACTED] Britton, Ed [REDACTED]

Cc: [REDACTED] >

Subject: [EXT] 137226 & 137227 - Plots C & E and Plot D, Great Jackson Street - EOT

Hi Rachel/Ed

As the S106 agreement is still ongoing, please would you agree to extend the determination date on the above two applications to 14 October 2024. Obviously we will endeavour to issue a decision before then if everything is sorted out sooner.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

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RE:137226 & 137227 Great Jackson Street - EoT

From Britton, Ed [REDACTED]

Date Wed 07/08/2024 21:01

To Lucy Harrison [REDACTED]

Poole, Rachel J [REDACTED]

Cc [REDACTED]

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Hi Lucy,

This is agreed.

Thanks

Ed

Sent from [Outlook for iOS](#)

From: Lucy Harrison [REDACTED]

Sent: Wednesday, August 7, 2024 4:32:59 PM

To: Poole, Rachel J [REDACTED]

Cc: Britton, Ed [REDACTED]

Subject: [EXT] 137226 & 137227 Great Jackson Street - EoT

Hi Rachel

Please would you agree to extend the determination date on the above 2 applications to 23 September 2024 given the time needed to agree the S106s.

Regards

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Tel: (External) [REDACTED]

Tel: (Internal) [REDACTED]

Fax: [REDACTED]

Textphone: [REDACTED]

email: [REDACTED]

RE:137226/FO/2023: Part Of Plot C And Plot E Great Jackson Street - Additional Information

Britton, Ed [REDACTED]

Tue 28/05/2024 17:58

To: Lucy Harrison [REDACTED]

Cc: Poole, Rachel J [REDACTED]

Hi Lucy,

Yes, this is agreed.

Kind regards,

Ed

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]

Sent: Thursday, May 23, 2024 11:41 AM

To: Britton, Ed [REDACTED]

Cc: Poole, Rachel J [REDACTED]

Subject: [EXT] Re: 137226/FO/2023: Part Of Plot C And Plot E Great Jackson Street - Additional Information

Hi Ed

Further to your email below, please would you agree to the determination date of 13 August 2024 for 137226 as well, so I have a record for the planning file.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

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From: Britton, Ed [REDACTED]
Sent: 21 May 2024 15:10
To: Lucy Harrison [REDACTED]
Cc: Poole, Rachel J [REDACTED]
Subject: RE:137227/FO/2023: Plot D Great Jackson Street - Additional Information

Hi Lucy,

As discussed, we agree to an extension until 13 August '24.

Kind regards

Ed

Sent from [Outlook for iOS](#)

From: Lucy Harrison [REDACTED]
Sent: Tuesday, May 21, 2024 1:29:30 PM
To: Britton, Ed [REDACTED]
Cc: Poole, Rachel J [REDACTED]
Subject: [EXT] Re: 137227/FO/2023: Plot D Great Jackson Street - Additional Information

Hi Ed

Further to the additional information submitted, please would you agree to extend the determination date on the above application to 16 September 2024 to allow time for the information to be assessed, reconsultation/publicity and for the application to be taken to Committee.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

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From: Britton, Ed [REDACTED]
Sent: 16 May 2024 14:52
To: Lucy Harrison [REDACTED]
Cc: Poole, Rachel J [REDACTED]
Subject: 137227/FO/2023: Plot D Great Jackson Street - Additional Information

Hi Lucy,

I hope you are well. Please find below additional information in relation to the above Application (referred to as Plot D):

BNG Assessment

Please find attached the BNG assessment for Plot D this confirms a net gain for area-based habitats is not demonstrated by the on-site BNG Metric and the trading rules are not satisfied. On this basis the applicant is willing to provide a biodiversity payment with a habitat bank and a habitat bank has been approached.

Places for Everyone

Following the adoption of Places for Everyone, the project team has considered whether any amendments are required to submission documents for the Plot D application. All technical consultants have now confirmed that this will not impact the conclusions of their reports, save for Energy and Broadband Assessment. We have therefore attach:

- **Updated Environmental Standards Statement dated May 2024.** This replaces the previously submitted version and has been updated as follows:
 - Update to PfE planning policy section
 - Update to resi energy strategy to include an Air Source Heat Pump (ASHP) to provide hot water to each apartment
 - Revised energy calcs (SAP only)
 - Specific PfE chapter added to report
 - Notes on district heat network v the proposed 'full electric' energy strategy
 - Edits to Conclusion section to reflect the PfE policy alignment

The inclusion of an ASHP results in an improvement of 75.11% over Part L of the Building Regulations (2021) for the residential apartments. This is an improvement from the previous submitted strategy (without ASHP) which included a 50.52% improvement over Part L 2021.

- **Updated Broadband Assessment dated April 2024.** This replaces the previously submitted version. The policy has been updated in Section 1.2 and the wording amended to focus on Fibre To The Premise (FTTP) capability rather than Fibre To The Cabinet (FTTC), as per the requirement of the policy.

Cumulative Developments

The list of cumulative developments considered as part of the Environmental Assessment was agreed with the City Council as part of the Screening and Scoping Exercise. We are aware of the recent submission and validation of the Viadux application in the nearby vicinity of the site. All consultants have been asked if this would impact the EIA from a cumulative perspective. All consultants have now confirmed that this will not impact the conclusions presented in the EIA and no updates to chapters are required.

Please let us know if you have any queries on the above, or updated reports.

Kind regards,

Ed

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RE:CSPH3 (137226/FO/2023) and Plot D (137227/FO/2023) - Request for Extension of Time

From Poole, Rachel J [REDACTED]

Date Fri 09/02/2024 08:55

To Lucy Harrison [REDACTED]

Britton, Ed [REDACTED]

Cc Cooper, John [REDACTED]

Thanks Lucy

We agree to extending the determination date to 31 May 2024.

Kind regards

Rachel

Rachel Poole

Pronouns: she / her / hers

Assistant Director | Deloitte LLP

From: Lucy Harrison [REDACTED]

Sent: 08 February 2024 15:20

To: Poole, Rachel J [REDACTED]

Britton, Ed [REDACTED]

Cc: Cooper, John [REDACTED]

Subject: [EXT] Re: CSPH3 (137226/FO/2023) and Plot D (137227/FO/2023) - Request for Extension of Time

Hi Ed/Rachel

As the extended determination date of 19 February is nearly upon us and the revised information/responses are still awaited, please would you agree to a new determination date of 31 May 2024.

Regards

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Tel: (External) [REDACTED]

Tel: (Internal) [REDACTED]

Fax: [REDACTED]

Textphone: [REDACTED]

email: [REDACTED]

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From: Britton, Ed [REDACTED]
Sent: 27 November 2023 20:30
To: Lucy Harrison [REDACTED]
Cc: Poole, Rachel J [REDACTED] Cooper, John [REDACTED]
Subject: RE:CSPH3 (- 137226/FO/2023) and Plot D (137227/FO/2023) - Request for Extension of Time

Thanks Lucy. We agree with the proposed date.

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]
Sent: 27 November 2023 10:48
To: Britton, Ed [REDACTED]
Cc: Poole, Rachel J [REDACTED] Cooper, John [REDACTED]
Subject: [EXT] Re: CSPH3 (- 137226/FO/2023) and Plot D (137227/FO/2023) - Request for Extension of Time

Hi Ed

We agree the extension of time for the above two applications. I suggest we specify 19 February 2024 for the determination date, if you are happy with that.

Regards

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

Tel: (External) [REDACTED]

Tel: (Internal) [REDACTED]

Fax: [REDACTED]

Textphone: [REDACTED]

email: [REDACTED]

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Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

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From: Britton, Ed [REDACTED]
Sent: 23 November 2023 17:14
To: Lucy Harrison [REDACTED]

Cc: Poole, Rachel J [REDACTED] Cooper, John [REDACTED]
Subject: CSPH3 (- 137226/FO/2023) and Plot D (137227/FO/2023) - Request for Extension of Time

Hi Lucy,

Please can we request an extension to the determination period of these two pending planning applications, as the Applicant is considering the representations received to date and will be submitting a detailed response.

We currently expect the response will be submitted by mid December. To allow sufficient time for any further consultation that may be required in respect of new information, we request the determination period is extended to mid-February.

Please could you confirm receipt and acceptance of this request?

Kind regards,

Ed

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

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RE:CSPH3 (- 137226/FO/2023) and Plot D (137227/FO/2023) - Request for Extension of Time

Britton, Ed [REDACTED]

Mon 27/11/2023 20:31

To: Lucy Harrison [REDACTED]

Cc: Poole, Rachel J [REDACTED] Cooper, John [REDACTED]

Thanks Lucy. We agree with the proposed date.

Ed Britton

Pronouns: he / him / his

Director | Deloitte LLP

From: Lucy Harrison [REDACTED]

Sent: 27 November 2023 10:48

To: Britton, Ed [REDACTED]

Cc: Poole, Rachel J [REDACTED] Cooper, John [REDACTED]

Subject: [EXT] Re: CSPH3 (- 137226/FO/2023) and Plot D (137227/FO/2023) - Request for Extension of Time

Hi Ed

We agree the extension of time for the above two applications. I suggest we specify 19 February 2024 for the determination date, if you are happy with that.

Regards

Lucy

Lucy Harrison

Senior Planner

Development Management Central Core

Planning, Building Control & Licensing

Growth & Development Directorate

Manchester City Council

Tel: (External) [REDACTED]

Tel: (Internal) [REDACTED]

Fax: [REDACTED]

Textphone: [REDACTED]
email: [REDACTED]
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NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: Britton, Ed [REDACTED] [edbritt\[REDACTED\]@tte.co.uk](mailto:edbritt[REDACTED]@tte.co.uk)>
Sent: 23 November 2023 17:14
To: Lucy Harrison [REDACTED]
Cc: Poole, Rachel J [REDACTED] [\[REDACTED\]@tte.co.uk](mailto:[REDACTED]@tte.co.uk)>; Cooper, John [REDACTED] [\[REDACTED\]@tte.co.uk](mailto:[REDACTED]@tte.co.uk)>
Subject: CSPH3 (- 137226/FO/2023) and Plot D (137227/FO/2023) - Request for Extension of Time

Hi Lucy,

Please can we request an extension to the determination period of these two pending planning applications, as the Applicant is considering the representations received to date and will be submitting a detailed response.

We currently expect the response will be submitted by mid December. To allow sufficient time for any further consultation that may be required in respect of new information, we request the determination period is extended to mid-February.

Please could you confirm receipt and acceptance of this request?

Kind regards,

Ed

Ed Britton

Pronouns: he / him / his
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Great Jackson Street apps - 137226 & 137227 - EoT

Lucy Harrison [REDACTED]

Thu 12/10/2023 14:04

To: Poole, Rachel J [REDACTED]

Cc: [REDACTED]

Britton, Ed

Hi Rachel

Please would you agree to extend the determination dates on the above two applications to 21 November 2023.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

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