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27 October 2026

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Lucy Harrison

Dear Lucy,

Crown Street Phase 3, Manchester – Application under Section 96a of the Town and Country Planning Act (1990) for Non-Material Amendment to Planning Permission ref. 137226/FO/2023

Please find enclosed a Section 96a Application for a Non-Material Amendment (NMA) to Planning Permission ref. 137226/FO/2023 in respect of the development of Crown Street Phase 3, Manchester ("the "Site").

The Applicant is Renaker Build Ltd ("the Applicant").

Background

Planning Permission ref. 137226/FO/2023 for the demolition of existing structures and the phased construction of four residential buildings was granted on 10th September 2026. The description of development as written on the Decision Notice is as follows:

Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.

Amendment Proposals

The proposed non-material amendments to Planning Permission ref. 137226/FO/2023 are described below and scheduled in Appendix A.

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Conditions 21, 61, 101, and 141

As currently worded, the conditions require the production and approval of the sample panels prior to the commencement of development. Whilst the Applicant can provide material specifications and details at an early stage, the production of sample panels is dependent upon the appointment of specialist façade contractors, completion of detailed design development and progression of procurement activities. As such, these elements will not be available at the point development commences. The condition is therefore proposed to be amended to allow the production and approval of the sample panels prior to above-ground works.

The Applicant has an established track record of delivering major high-quality developments across Manchester and the amended trigger would continue to provide the Council with full control over the approval of materials and sample panels before they are installed, whilst avoiding unnecessary constraints on early site preparation and substructure works.

Conditions 27, 29, 30, 67, 69, 70, 107, 109, 110, 147, 149, and 150

This application also seeks non material amendments to the trigger points under Conditions 27, 29, 30, 67, 69, 70, 107, 109, 110, 147, 149, and 150. These conditions relate to Radar Mitigation, TV reception and aeronautical assessment, whereby any potential impacts could only arise once above-ground works commence. The conditions are therefore proposed to be amended to require submission and approval of the relevant details prior to above-ground works allowing early site preparation and substructure works to proceed.

The proposed amendments are limited to the timing triggers for the submission and approval of the full-sized sample panels, they do not alter the approved development's use, scale, height, massing, design principles or overall form, and would not give rise to any new or materially different planning impacts. The proposed amendment therefore would not result in a materially different development or prejudice any third-party interests. Accordingly, the amendments are considered non-material for the purposes of Section 96A of the Town and Country Planning Act 1990.

To formalise the proposed design updates, the following conditions are proposed to be amended to reflect the proposed updated plans and drawings:

- Condition 21 (Phase 1: Material Samples and Specifications)

- Condition 27 (Phase 1: Radar Mitigation Scheme)
- Condition 29 (Phase 1: Instrument Flight Procedure Surfaces)
- Condition 30 (Phase 1: TV Broadband and Radio Reception)
- Condition 61 (Phase 2: Material Samples and Specifications)
- Condition 67 (Phase 2: Radar Mitigation Scheme)
- Condition 69 (Phase 2: Instrument Flight Procedure Surfaces)
- Condition 70 (Phase 2: TV Broadband and Radio Reception)
- Condition 101 (Phase 3: Material Samples and Specifications)
- Condition 107 (Phase 3: Radar Mitigation Scheme)
- Condition 109 (Phase 3: Instrument Flight Procedure Surfaces)
- Condition 110 (Phase 3: TV Broadband and Radio Reception)
- Condition 141 (Phase 4: Material Samples and Specifications)
- Condition 147 (Phase 4: Radar Mitigation Scheme)
- Condition 149 (Phase 4: Instrument Flight Procedure Surfaces)
- Condition 150 (Phase 4: TV Broadband and Radio Reception)

A schedule of the proposed condition amendments, including the revised wording, is contained within Appendix A.

Planning and Policy Guidance

The development plan comprises Places for Everyone (2024), the Manchester Core Strategy (2012) and the saved policies of the Manchester Unitary Development Plan (2006). The National Planning Policy Framework, updated in August 2026, is a material consideration. The proposed amendments do not alter the policy assessment undertaken for the approved development and do not raise any new material planning considerations.

Effects of the Proposed Amendments

The proposed amendments would not give rise to any material impacts, nor would they materially affect the conclusions of the reports submitted in support of the original planning application.

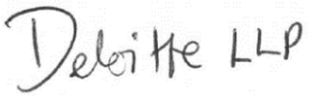
In light of the limited nature of the proposed amendments and the positive discussions held with Manchester City Council officers, it is considered that the changes are appropriately addressed through a Section 96A application and can be approved as non-material amendments to Planning Permission ref. 137226/FO/2023.

The Application has the Planning Portal reference: PP-15311128 and the application fee of £408.00, inclusive of the requisite planning portal fee has been paid online via Planning Portal.

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We trust that the above information is suitable to enable approval of this application. We would be grateful for written confirmation of the receipt and registration of this application. Should you require any further information, please contact Rachel Poole (rpoole@deloitte.co.uk / +44 161 455 6272).

Kind regards



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Appendix A: Revised Condition Wordings

CDN #	Approved Condition Wording	Proposed Condition Wording
21	Prior to the commencement of development within Phase 1, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii); ii. drawings to illustrate details of full sized sample panels that will be produced; and iii. production and approval of full sized sample panels and for a strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The development of that phase shall be carried out in accordance with the approved details.	Prior to the commencement of development within Phase 1, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii); ii. drawings to illustrate details of full sized sample panels that will be produced; and Prior to above ground works within Phase 1, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: iii. production and approval of full sized sample panels and for a strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The development of that phase shall be carried out in accordance with the approved details.
27	No construction within Phase 1 of the development shall commence on site until a Radar Mitigation Scheme (RMS) (1), (including a timetable for its implementation during construction), that has been agreed with the Operator (2), has been submitted to and approved in writing by the City Council as local planning authority.	Prior to above ground works within Phase 1 of the development, a Radar Mitigation Scheme (RMS) (1), (including a timetable for its implementation during construction), that has been agreed with the Operator (2), shall be submitted to and approved in writing by the City Council as local planning authority.
29	No development shall take place within Phase 1 unless and until an updated aeronautical assessment including an	Prior to above ground works within Phase 1, an updated aeronautical assessment including an Instrument Flight Procedure

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CDN #	Approved Condition Wording	Proposed Condition Wording
	Instrument Flight Procedure Surfaces (IFP) assessment has been undertaken to analyse the impact upon operations for Manchester Airport and aircraft operating around Manchester Airport. The assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority before the development of Phase 1 commences.	Surfaces (IFP) assessment shall be undertaken to analyse the impact upon operations for Manchester Airport and aircraft operating around Manchester Airport. The assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of above ground works within Phase 1.
30	Prior to the commencement of development within Phase 1, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall: a) Measure the existing television signal reception within the potential impact areas identified in the Television Desk-Based Report by Pager Power dated March 2023 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained. b) Assess the impact of Phase 1 of the development on television signal reception within the potential impact area identified in paragraph (a) of this condition above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such	Prior to above ground works within Phase 1, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall: c) Measure the existing television signal reception within the potential impact areas identified in the Television Desk-Based Report by Pager Power dated March 2023 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained. Assess the impact of Phase 1 of the development on television signal reception within the potential impact area identified in paragraph (a) of this condition above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out

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	measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in paragraph (a) of this condition above. The measures identified must be carried out either before Phase 1 is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.	in paragraph (a) of this condition above. The measures identified must be carried out either before Phase 1 is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.
61	Prior to the commencement of development within Phase 2, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii); ii. drawings to illustrate details of full sized sample panels that will be produced; and iii. production and approval of full sized sample panels and for a strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The development of that phase shall be carried out in accordance with the approved details.	Prior to the commencement of development within Phase 1, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii); ii. drawings to illustrate details of full sized sample panels that will be produced; and Prior to above ground works within Phase 1, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: iii. production and approval of full sized sample panels and for a strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The development of that phase shall be carried out in accordance with the approved details.
67	No construction within Phase 2 of the development shall commence on site until a	Prior to above ground works within Phase 2 of the development, a Radar Mitigation Scheme

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	Radar Mitigation Scheme (RMS) (1), (including a timetable for its implementation during construction), that has been agreed with the Operator (2), has been submitted to and approved in writing by the City Council as local planning authority.	(RMS) (1), (including a timetable for its implementation during construction), that has been agreed with the Operator (2), shall be submitted to and approved in writing by the City Council as local planning authority.
69	No development shall take place within Phase 2 unless and until an updated aeronautical assessment including an Instrument Flight Procedure Surfaces (IFP) assessment has been undertaken to analyse the impact upon operations for Manchester Airport and aircraft operating around Manchester Airport. The assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority before the development of Phase 2 commences.	Prior to above ground works within Phase 2, an updated aeronautical assessment including an Instrument Flight Procedure Surfaces (IFP) assessment shall be undertaken to analyse the impact upon operations for Manchester Airport and aircraft operating around Manchester Airport. The assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of above ground works within Phase 2.
70	Prior to the commencement of development within Phase 2, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall: a. Measure the existing television signal reception within the potential impact areas identified in the Television Desk-Based Report by Pager Power dated March 2023 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained. b. Assess the impact of Phase 2 of the development on television signal reception within the potential impact area identified in paragraph (a) of this condition above within one month of the practical completion of the development or before the	Prior to above ground works within Phase 2, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall: a. Measure the existing television signal reception within the potential impact areas identified in the Television Desk-Based Report by Pager Power dated March 2023 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained. b. Assess the impact of Phase 2 of the development on television signal reception within the potential impact area identified in paragraph (a) of this condition above within one month of the practical completion of the development or before the

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CDN #	Approved Condition Wording	Proposed Condition Wording
	development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in paragraph (a) of this condition above. The measures identified must be carried out either before Phase 2 is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.	development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in paragraph (a) of this condition above. The measures identified must be carried out either before Phase 2 is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.
101	Prior to the commencement of development within Phase 3, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii); ii. drawings to illustrate details of full sized sample panels that will be produced; and iii. production and approval of full sized sample panels and for a strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.	Prior to the commencement of development within Phase 1, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii); ii. drawings to illustrate details of full sized sample panels that will be produced; and Prior to above ground works within Phase 1, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: iii. production and approval of full sized sample panels and for a strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation

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	The development of that phase shall be carried out in accordance with the approved details.	requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The development of that phase shall be carried out in accordance with the approved details.
107	No construction within Phase 3 of the development shall commence on site until a Radar Mitigation Scheme (RMS) (1), (including a timetable for its implementation during construction), that has been agreed with the Operator (2), has been submitted to and approved in writing by the City Council as local planning authority.	Prior to above ground works within Phase 3 of the development, a Radar Mitigation Scheme (RMS) (1), (including a timetable for its implementation during construction), that has been agreed with the Operator (2), shall be submitted to and approved in writing by the City Council as local planning authority.
109	No development shall take place within Phase 3 unless and until an updated aeronautical assessment including an Instrument Flight Procedure Surfaces (IFP) assessment has been undertaken to analyse the impact upon operations for Manchester Airport and aircraft operating around Manchester Airport. The assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority before the development of Phase 3 commences.	Prior to above ground works within Phase 3, an updated aeronautical assessment including an Instrument Flight Procedure Surfaces (IFP) assessment shall be undertaken to analyse the impact upon operations for Manchester Airport and aircraft operating around Manchester Airport. The assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of above ground works within Phase 3.
110	Prior to the commencement of development within Phase 3, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall: a. Measure the existing television signal reception within the potential impact areas identified in the Television Desk-Based Report by Pager Power dated March 2023 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include	Prior to above ground works within Phase 3, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall: a. Measure the existing television signal reception within the potential impact areas identified in the Television Desk-Based Report by Pager Power dated March 2023 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include

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	an assessment of the survey results obtained. b. Assess the impact of Phase 3 of the development on television signal reception within the potential impact area identified in paragraph (a) of this condition above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in paragraph (a) of this condition above. The measures identified must be carried out either before Phase 3 is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.	an assessment of the survey results obtained. b. Assess the impact of Phase 3 of the development on television signal reception within the potential impact area identified in paragraph (a) of this condition above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in paragraph (a) of this condition above. The measures identified must be carried out either before Phase 3 is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.
141	Prior to the commencement of development within Phase 4, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii); ii. drawings to illustrate details of full sized sample panels that will be produced; and iii. production and approval of full sized sample panels and for a strategy for quality control management.	Prior to the commencement of development within Phase 1, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii); ii. drawings to illustrate details of full sized sample panels that will be produced; and Prior to above ground works within Phase 1, the following shall be submitted for approval

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	The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The development of that phase shall be carried out in accordance with the approved details.	in writing by the City Council, as Local Planning Authority: iii. production and approval of full sized sample panels and for a strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames. The development of that phase shall be carried out in accordance with the approved details.
147	No construction within Phase 4 of the development shall commence on site until a Radar Mitigation Scheme (RMS) (1), (including a timetable for its implementation during construction), that has been agreed with the Operator (2), has been submitted to and approved in writing by the City Council as local planning authority.	Prior to above ground works within Phase 4 of the development, a Radar Mitigation Scheme (RMS) (1), (including a timetable for its implementation during construction), that has been agreed with the Operator (2), shall be submitted to and approved in writing by the City Council as local planning authority.
149	No development shall take place within Phase 4 unless and until an updated aeronautical assessment including an Instrument Flight Procedure Surfaces (IFP) assessment has been undertaken to analyse the impact upon operations for Manchester Airport and aircraft operating around Manchester Airport. The assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority before the development of Phase 4 commences.	Prior to above ground works within Phase 4, an updated aeronautical assessment including an Instrument Flight Procedure Surfaces (IFP) assessment shall be undertaken to analyse the impact upon operations for Manchester Airport and aircraft operating around Manchester Airport. The assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of above ground works within Phase 4.
150	Prior to the commencement of development within Phase 4, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall:	Prior to above ground works within Phase 4, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall:

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	a. Measure the existing television signal reception within the potential impact areas identified in the Television Desk-Based Report by Pager Power dated March 2023 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained. b. Assess the impact of Phase 4 of the development on television signal reception within the potential impact area identified in paragraph (a) of this condition above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in paragraph (a) of this condition above. The measures identified must be carried out either before Phase 4 is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.	a. Measure the existing television signal reception within the potential impact areas identified in the Television Desk-Based Report by Pager Power dated March 2023 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained. b. Assess the impact of Phase 4 of the development on television signal reception within the potential impact area identified in paragraph (a) of this condition above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in paragraph (a) of this condition above. The measures identified must be carried out either before Phase 4 is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.