

14 February 2022

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

FAO: David Brettell

Dear David

Union, T2, St John's – Application for Variation of Condition 2 (Approved Drawings and Documents), Condition 5 (Soft Landscaping) & Condition 8 (CMP) attached to Planning Permission Ref: 126648/FO/2020

Please find enclosed an application for minor material amendments under Section 73 of the Town and Country Planning Act 1990 ("MMA") to Planning Permission Ref. 126648/FO/2020 for construction of a 36 storey plus basement level mixed use building comprising co-living apartments, amenity space and flexible commercial space (Sui Generis), co-working space (Use Class B1), landscaping, access and other associated works.

The Applicant is Vita Living T2 Limited ("the Applicant"), a wholly owned subsidiary of Vita Group.

Manchester City Council Planning and Highways Committee determined to grant planning permission ref. 126648/FO/2020 on 30th July 2020. Following completion of a Section 106 agreement, the Decision Notice was issued on 16 November 2021. The approved Description of Development as written on the Decision Notice is:

"Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works."

The approved development has since undergone a process of detailed design and refinement as the Applicant has progressed the project to begin construction in April 2022. As part of this process, the Applicant has worked closely with the St John's master developer – Allied London – to define and enhance the ground floor commercial space such that it makes a positive contribution to Union and the Enterprise City neighbourhood. The resulting changes to the approved development are considered to be material to the determination of the approved development therefore require an amendment application.

Alongside these detailed design amendments, the application seeks to amend the trigger point of Condition 5 – Soft Landscaping and correct discrepancies in the original decision notice issued by Manchester City Council.

Pre-application Consultation

The approved development on the Site was subject to a comprehensive process of public and stakeholder engagement, including engagement with Greater Manchester Police, Historic England, Manchester City Council Highways, Transport for Greater Manchester, Castlefield Forum, Manchester Airport Group, local businesses and residents, and local Ward Councillors.

This application for an updated scheme is submitted following pre-application consultation with Manchester City Council as the Local Planning Authority. A Pre-Application Meeting was held with senior officers at Manchester City Council on 28 January 2022 to present the proposed amendments.

The principle of the proposed amendments were supported by officers and it was agreed that all the changes proposed could be progressed as a minor material amendment to the existing permission.

There are ongoing discussions outside the scope of this application between the City Council, and the majority landowner, Allied London, regarding the layout of Water Street. These discussions relate to the interface with the Factory and the access and servicing strategy across the St John's masterplan. The plans and drawings that support this application show the latest road layout, which will be formalised by Allied London through Section 278 works and subsequent landscape condition discharge applications for Union T1, Union T2 and the Factory.

The Site

The Site is 0.67 ha and is located within the St. John's Masterplan, forming part of Enterprise City. It is bounded by the under-construction Manchester Goods Yard to the east, under construction Factory to the south, the Victoria and Albert Hotel located to the north, and the River Irwell to the west ("the Site").

Description of Development

The proposed Description of Development is:

"Variation of condition 2 (Approved Drawings and Documents), condition 5 (Soft-Landscaping) and condition 8 (CIS) attached to planning permission ref 126648/FO/2020".

Variation of Condition 2 – Approved Drawings and Documents

The provision of high-quality retail, leisure and public realm have always been recognised as key to creating an attractive, diverse and vibrant neighbourhood at St John's. The proposed amendments, as described below, are minor in nature and will act to further enhance the commercial offering and public realm at St John's. The Green Room will complement the commercial offer for the Factory, a major new visitor attraction in the City, whilst adding further external amenity space for residents at Vita Living T2.

Ground Floor Amendments

The approved sui generis use class includes co-living accommodation on upper floors, dedicated residents' amenity on level 1 and carefully curated flexible commercial space at ground floor, integrated with the residents' lobby.

When the original consent was approved the exact use of that space was unknown, but it was envisaged to be either a food and drink (F&B) or retail use. For robustness, the approved assessments for servicing, noise and ventilation assumed a "worst-case" scenario, whereby the commercial area overlooking the River Irwell was occupied by an F&B outlet.

Vita has agreed an option for the master-developer of St John's, Allied London, to occupy and operate the unit. Allied London has developed the concept of the Green Room, an expressed ground floor F&B offering that maximises the frontage along the River Irwell and it is tailored to fit perfectly with the Union Vita Living concept and the broader aspirations for St Johns Enterprise City. The Green Room will be accessible directly from the residents' lobby and to the general public via a separate dedicated access, as originally envisaged.

Together, introduction of the Green Room, associated changes to the internal layout and external appearance and some further amends driven by detailed design work, lead to the following amendments to the approved development:

- extension to the existing flexible commercial space at ground floor level;
- slight amendments to the access arrangements, moving the entranceway from Water Street, to the south of the building;
- creation of a double height space in the ground floor flexible commercial space, through the reduction of the mezzanine level;
- reduction of the plant room size and relocation of the post-room to the retained mezzanine level;
- at ground floor level, an external seating area is introduced to the north of the extended commercial space with a canopy above. The extended footprint of the building to accommodate the Green Room results in the removal of the external seating area to the west of the building and the reduction in scale of the external seating area to the south of the building.
- inclusion of residents' external amenity space overlooking the River Irwell on a new roof terrace created on top of the extended ground floor; and
- Amendments to the landscaping around the building, resulting from the extended footprint of the building, evolved detailed landscape design and the changed road layout along Water Street developed between MCC and Allied London.

These amendments are more fully described in the body of this letter and the 'The Green Room Design Document' prepared by the architect Denton Corker Marshall.

Extended Commercial Offering

The ground floor of the building will be extended to create a new expressed, double-height unit extending the frontage of the building along the River Irwell. The approved flexible commercial mezzanine space is removed. There is no net change in flexible commercial floorspace at ground and mezzanine level. The proposed F&B usage falls within the definition of flexible commercial floorspace approved in the planning permission.

Roof Terraces

The expressed ground floor creates an opportunity to create two new roof terraces overlooking the River Irwell. Together these will extend to c.230 sq m external amenity space. This will be used solely as private external amenity space for Vita Living T2 residents. The terraces will be accessed via the internal residents' amenity space on Level 01 of the building, with doors to access the terraces located on the south and north elevations. The use of the terraces will be managed in line with the operational management plan, including restriction on hours to protect residential amenity.

Landscaping

The public realm around the building will be amended to integrate with the extended building footprint. The amendments relate to the approach to the canal basin, including new access arrangements, planting and dwell spaces.

The western terrace has been replaced by the extension to the ground floor and the external canopy to the south elevation has been reduced. The stepped terrace access to the south of the building has also been replaced with a terrace and ramped access from Water Street. A new terrace will be created with outdoor seating and a canopy to the north elevation to serve patrons of the Green Room.

To facilitate the extended building footprint and associated circulation, the number of trees proposed has now been reduced from 54 trees to 35. The number of proposed trees within the site was significantly increased during the detailed design of the approved scheme to address wind mitigation in the temporary scenario before committed developments are delivered. The revised ground-floor layout, together with the evolved landscaping around Festival Square, have allowed these mitigations to be reduced to allow for a more appropriate landscaping solution that integrates with the wider masterplan. It is envisaged that this will evolve further as the St John's masterplan completes, particularly should the T3 site come forward for development.

The Riverside Walkway to the west of the building is retained. This space is enhanced by removal of the corner element of the building, which over-sails the walkway.

Access to the canal basin is amended to incorporate the extended footprint, including partial retention, re-alignment and restoration of the existing steps and ramp down to the basin.

Since approval of the T2 consent, there have been ongoing discussions between Allied London and the Local Authority regarding the introduction of a turning circle on Water Street. These discussions are outside of Vita's remit; however, Vita understands that agreement has now been reached as to the final road layout, and that it has been agreed that this layout will be formalised by Allied London and the Council through the 278 process, and through discharge of the appropriate landscape conditions attached to affected developments within the masterplan, including T1 and T2. The amended proposals have

therefore been designed to seamlessly integrate the landscaping and servicing movements between the two areas.

Overall, the design of the landscaping continues to address the change in levels and retains the same intention for the space; to facilitate and improve access to the upper area of the canal basin for disabled users through compliance with Part M of the Building Regulations; and to create an attractive public realm environment at St John's which addresses these waterfront areas.

Form and Materiality

The proposed extension will sit neatly at the base of T2 and has been purposefully designed to be read as a separate design element. The façade of the expressed F&B unit will be clad in a green ceramic material to create a distinctive distinct and individual component of the building, sign-posting the use within. The architectural expression reflects the 'grid' concept of the T2 façade and the emerging vernacular around St Johns, including Manchester Goods Yard.

The ground floor to level 01 floor to floor height is reduced and the windows to level 01 are slightly increased in height. This results in a nett reduction in height of c.1m, from 139.88m AOD to 138.83m AOD. The façade grid at Level 01 is amended to integrate with the revised ground floor elevations.

Environmental Impact Assessment ("EIA") Screening

The approved development was subject to an EIA assessment. An Environmental Statement ("ES") was submitted with the application in April 2020 ("the 2020 ES"). The 2020 ES has not been subsequently updated and so the 2020 ES is the most up-to-date ES pertaining to the Site. Due to the limited nature and scale of the changes to the approved development, the conclusions of the following Chapters of the 2020 ES are unchanged by the current proposals:

- Chapter 6 – Townscape and Visual Impact Assessment;
- Chapter 7 – Historic Built Environment;
- Chapter 8 - Noise and Vibration;
- Chapter 9 – Air Quality;
- Chapter 10 – Daylight and Sunlight; and
- Chapter 11 – Wind.

As such, further updates to these Chapters of the ES have been screened out and technical responses pertaining to the relevant technical chapters confirming this are detailed below. The following commentary provides rational for screening out updates to these technical chapters of the April 2020 ES.

Chapter 6 - Townscape and Visual Impact

The Townscape and Visual Impact Assessor, Chris Burnett Associates, has reviewed the proposed amendments and confirmed that, as the amendments are principally focussed on the ground floor

appearance, the proposals would have no material effect on the conclusions of the Townscape and Visual Impact ES Chapter. Changes to Chapter 6 have therefore been screened out of the assessment.

Chapter 7 - Historic Built Environment

Stephen Levrant Heritage Architecture has reviewed the proposed amendments and confirmed that, as the amendments are principally focussed on the ground floor appearance, the proposals will not change the conclusions of the ES Chapter which identified minor adverse impacts to the historic built environment. Changes to Chapter 7 have therefore been screened out of the assessment.

Chapter 8 - Noise and Vibration

Fisher Acoustics has reviewed the proposed amendments against Chapter 8 of the ES and confirmed that, as the internal usage is unchanged and the new external terraces will be solely used for residents' amenity in a managed environment, the amendments do not change the conclusions of the ES Chapter. Changes to Chapter 8 have therefore been screened out of the assessment. Fisher Acoustics has prepared an Addendum Report.

Chapter 9 - Air Quality

Hilson Moran has undertaken consultation with the Transport Consultant (Vectos) for the project and it has been confirmed that the proposed amendments do not materially impact the traffic data used as part of the original Air Quality Assessment. No further assessment work was required.

Hilson Moran has also undertaken consultation with the Energy Consultant (Futureserv) for the project and it has been confirmed that the proposed amendments do not materially change the Energy Strategy including the operation of the onsite Combined Heat and Power (CHP) Unit and gas-fired boilers assessed as part of the original Air Quality Assessment. No further assessment work was required.

Hilson Moran has therefore confirmed that the proposed amendments do not affect the conclusions of the Air Quality Chapter of the ES, which identified that the Proposed Development is considered to have no significant lasting impacts on the local Air Quality when operational. This statement is submitted in support of this application.

Based on the above, changes to Chapter 9 have therefore been screened out of the assessment.

Chapter 10 - Daylight and Sunlight

Watts Group Ltd has reviewed the proposed amendments and confirmed that as the alterations to the massing are at low level, they will not materially affect any of the receptors (windows). As such, the proposed amendments do not materially affect the conclusions of the Sunlight and Daylight Chapter of the ES and changes to Chapter 10 have therefore been screened out of the assessment.

Chapter 11 - Wind

In response to the proposed amendments Urban Microclimate Ltd undertook further wind tunnel testing of a physical scale model of the proposed amended design in January 2021.

The 2020 Environmental Statement included an assessment of residual wind microclimate effects, taking account of preliminary wind mitigation measures and the neighbouring Union T1 development (in place of the then consented St John's T1).

In addition to the amendments to the proposed development and public realm landscaping, the latest wind tunnel test also accounts for updates to the surrounding context. In particular, this includes consideration of the Union T1 and Salford Central Zone C developments as part of the baseline.

Relative to the 2020 ES, the differences in reported effects on Salford Central Zone C are expected to be due to the surrounding context considered, i.e. the inclusion of Salford Central Zone C as part of the baseline, in the absence of other future surrounding developments.

Otherwise, the significant changes to conditions, in terms of suitability for existing and proposed activities, are limited to the following:

- Conditions around the east of the site and on Water Street are improved such that the main entrance to the Proposed Development enjoys suitable conditions for pedestrian ingress / egress and Water Street conditions are suitable for at least leisurely strolling; and
- Conditions around the southwest of the Site slightly deteriorate such that conditions are marginally windy, but tolerable, for pedestrian passage around the southwest corner of The Green Room.

Other than the new, mainly beneficial, effects on Salford Central Zone C, the residual effects summarised in the 2020 ES are considered to remain valid or are slightly improved. Effects on pedestrian safety remain negligible. In terms of pedestrian comfort, effects on thoroughfares remain generally negligible with some (different) localised minor adverse effects; effects on entrances remain generally negligible with a reduced number of localised minor adverse effects; and effects on amenity spaces remain minor beneficial to minor adverse.

A standalone wind assessment has been submitted with this application. Revised landscape mitigations have been developed to integrate with the revised layout of Water Street, including the turning head agreed between Allied London and the City Council. The key features embedded into the updated design and public realm as a result of the proposed amendments include:

Proposed Development

- Ensuring 50% porous option for the south elevation canopy;
- 6 - 8 m high trees across the open space in the south of site, with denser planting along the south elevation of The Green Room;
- 4 - 6 m high trees along the edges of Water Street and the Canal Basin;
- Introduction of two 50% porous arches (3m high x 4.5m wide with 2.4m high x 1.5m wide openings), on the riverside, extending out from:
 - the southwest corner of the Green Room;

- the first column in from the northwest corner of the Green Room;
- Two 3.0 m high x 4.5 m wide, 50% porous, arches with 2.4 m high x 1.5 m wide openings in the centre, extending out from the southwest corner and northwest elevation (~ 7.8 m from the northwest corner) of The Green Room, towards the river;
- 1.1 - 1.2 m high, 50% porous, barriers along the river edge; and
- ~1.1 - 1.2 m high, solid glazed, barriers:
 - along the south and east edges of the southern terrace (beneath the porous canopy);
 - along the north and west edges of the raised northern terrace (beneath the small solid canopy on The Green Room); and
 - along the top of the level change between the development and Canal Basin.
- Fair-weather usage of the southern roof terrace (including controlled access during storms).

Public Realm and Union T1

- ~ 6 - 8 m high trees across the public realm between Water Street and Union T1, to the north of Union T1 and along the south side of Union T1;
- ~ 4 - 6 m high trees along the edges of Water Street around the northwest corner of Union T1;
- Two 2.4 m high x 1.5 m wide, 50% porous, screens on the east side of Water Street, to the west of Union T1;
- ~ 1.1 - 1.2 m high shrubs in planter around the northwest corner of Manchester Goods Yard; and
- Removal of the 2.4 m high x 1.8 m wide, 50% porous, screens from the north and south sides of Union T1 (required in the absence of the proposed development).

Further Consideration of the Proposed Amendments

The following technical assessments are of relevance to determination of this application:

Transport and Access

The project transport consultant, Vectos, has reviewed the proposed amendments against the Transport Statement approved under Planning Permission Ref: 126648/FO/2020. An updated version of the Transport Statement is submitted in support of this amendment application.

A trip forecasting exercise has been undertaken, and the great majority of trips by people at the development are forecast to be undertaken via sustainable travel modes. Given the absence of car parking spaces within the development and the highly sustainable city centre location, the scheme is not forecast

to generate many vehicle trips except for waste and servicing trips and pick up / drop off activity e.g. taxi trips.

The small number of vehicle trips generated by the proposed extended commercial space will be negligible in the context of the vehicle flows on the surrounding streets and would result in only two extra HGV movements serving the site per day, but a concurrent reduction of around 4 LGVs accessing the site per day.

It is therefore considered that the amendments would not have any material change in the flows previously outlined and are negligible in relation to the impact on the wider highway network. As such, no further highway capacity assessments are necessary for this development.

The baseline transport conditions in the vicinity of the Site have been reviewed including an updated assessment of the road safety record. This has concluded that there are no highway safety issues in the vicinity of the site that would need to be addressed as part of this scheme.

The Transport Statement also found that the proposed amendments do not adversely affect the operation of the highway or transport network and meets the criteria set out in National and Local Policy for sustainable development, and therefore it is considered that the scheme is acceptable in highways and transportation terms.

The updated landscape plans and Transport Statement reflect the revised Water Street layout. This incorporates the closure of Water Street to through traffic under Factory with a Prohibition of Driving Order (PoD) to limit vehicle access just to delivery vehicles. That strategy will mean that all servicing vehicles to and from T2 would arrive via the north. This area would include a turning circle with access to the south on Water Street and into Festival Square controlled by automatic bollards.

With regards to access, the proposed amendments to the landscaping have been designed with consideration for disabled users and access to the upper area of the canal basin, including the bridge link, are compliant with Part M of the Building Regulations. It is worth noting that access to the lower area of the canal basin is via the existing ramp which is not Part M compliant.

In summary, the Transport Statement concludes that the proposed amendments do not result in any significant change from a transport perspective.

The Travel Plan has also been updated to acknowledge the proposed amendments and is submitted in support of this application.

Waste Management and Servicing Strategy

The estimated waste and servicing vehicle trips generated by Union T2 are based upon information from the TRICS database described in the updated Transport Statement. The forecasts are split between light goods vehicles (LGVs), primarily vans and other heavier goods vehicles (HGVs) that are in excess of 7.5 tonnes. Many deliveries are coordinated with deliveries to other premises, and the post/courier and waste operations can serve all the individual land uses within a building as well as making multiple drops as vehicles move from one building to the next.

Vectos have reviewed the proposed amendments against the Waste and Servicing Strategy approved under Planning Permission Ref: 126648/FO/2020 and updated this to reflect the updated TRICS

assessment resulting from the proposed amendments. The updated version of the Waste and Servicing Strategy is submitted in support of this amendment application.

The Strategy concludes that the nett change in commercial floorspace is marginal. In terms of service vehicles accessing the site a reduction of around 4 light goods vehicles and an increase of two additional HGVs serving the site is forecast.

Waste provision will be provided by the occupant of the Green Room within their demise, as per the approved development.

Flood Risk and Drainage

Curtins have reviewed the proposed amendments and confirmed that they have no material effect on the approved Flood Risk Assessment and Drainage Strategy.

Telecommunications

A TV Reception Survey and a Broadband Connectivity Assessment, prepared by GTech Surveys Limited, were approved under Planning Permission Ref: 126648/FO/2020, to assess the possible effects and impacts of the proposed development on the reception of television and radio broadcast services and to determine the availability of broadband services.

GTech Surveys Limited have confirmed that the proposed amendments do not affect the content or conclusions of the Broadband Connectivity Assessment.

Ground Conditions

A Phase 1 Desk Study, undertaken by Curtins, was approved under Planning Permission Ref: 126648/FO/2020. The Study determined a varied level of risk associated with the development of Union T2. It recommends an intrusive ground investigation and Qualitative Risk Assessment and a comprehensive UXO report be undertaken prior to development taking place.

Curtins have reviewed the proposals and have confirmed that the proposed amendments have no material effect on the findings.

Archaeology

An Archaeological Desk-based Assessment was undertaken by Salford Archaeology in 2016 and was approved under Planning Permission Ref: 126648/FO/2020 alongside a Covering Note explaining that the 2016 Report remains valid. Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as Archaeological Advisors to Manchester City Council, it is anticipated that a scheme of intrusive archaeological investigation will be required in advance of development work. An appropriate scheme of works was discussed with GMAAS in 2018, and a Written Scheme of Investigation (WSI) was produced by Salford Archaeology and approved by GMAAS.

It is the opinion of Salford Archaeology that the proposed amendments do not affect the findings and information contained in both the archaeological desk-based assessment and the Written Scheme of Investigation, produced by Salford Archaeology in 2016 and 2018 respectively.

Ecology, Trees and Green & Blue Infrastructure

The ecology assessment prepared by ERAP in 2016 was resubmitted and approved under Planning Permission Ref: 126648/FO/2020 as ERAP confirmed that it remains relevant. It found that as existing there is a complete lack of ecology on the Site currently due to its status as a Site compound. The proposed amendments will therefore have no impact on existing ecology.

Sustainability and Climate Change

Futureserv have reviewed the proposed amendments and confirmed that they do not affect the content of the Energy Statement, and Environmental Standards Statements approved under Planning Permission Ref: 126648/FO/2020.

Ventilation

Futureserv have reviewed the proposed amendments against the approved report and confirmed that the amendments do not materially affect the Strategy.

Crime and Security

The proposed amendments have been discussed in consultation with Greater Manchester Police. The following additional recommendations to the Crime Impact Statement approved under planning permission Ref: 126648/FO/2020, were made:

- Ensure that the access door(s) to the resident only roof terraces at Level 01 is part of the access control strategy for residents (and supervised guests) only. The access control system into the resident amenity spaces and terrace should form part of an auditable system.

Project Team Response: The external roof terraces can only be accessed by residents and their invited guests only; the external terrace access doors would not have access control itself however lift and stair access to this level will have access control.

- Currently the landscaping areas have attracted high levels of anti-social behaviour, street drinking & drug taking. It is important that these new landscape features are robustly policed and maintained by the management team. Trees and shrubs should be maintained such that natural surveillance is not compromised across the development. Shrubs should be not higher than 1200mm and the crowns of trees should be kept 2000mm or higher.

Project Team Response: Shrubs around the Proposed Development are proposed to be 1.1 - 1.2 m high, whilst the proposed trees are assumed to be planted semi-mature at circa 4 and 6m tall and will be well maintained to ensure that the crowns do not drop below 2m.

Planning Policy Framework

The key Development Plan documents relevant to the proposals remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The following documents also forms a material consideration in the determination of this application: the National Planning Policy Framework (2021); Design for Access 2; the Blue and Green Strategy and Action

Plan; the Climate Change Emergency and Playing our Full Part on Climate Change; and the St John's Strategic Regeneration Framework (SRF) (2016).

Full consideration of the proposals against the planning policy framework is considered within the original Planning and Tall Building Statement approved under Planning Permission ref: 126648/FO/2020.

The proposed amendments will contribute to the success of Union T2, a scheme which is supported by planning policy objectives at national and local levels. The proposals are also in line with key planning guidance and material considerations such as the St Johns SRF. Approval of the proposed amendments would therefore support economic and regeneration benefits associated with the proposals.

Variation to Condition 2 – Drawing References

Upon receipt of the original decision notice for ref: 126648/FO/2020, it was noted that Condition 2 incorrectly referenced the drawing references for the Union T1 development, T2's sister building across Water Street. For completeness, Appendix A shows the original Union T2 plans alongside the revised plans that are to be updated following the detail updated by Workstream 1, above. We request that all plans under the Revised Drawing header are included in Condition 2 of the decision notice.

Variation to Condition 5 – Soft Landscaping

As part of the design process for the Proposed Development, there have been ongoing discussions with the project team in relation to Condition 5. As currently drafted, these conditions are not fully aligned with the project programme and the availability of technical details. This application is therefore submitted with a view to amending the wording accordingly and to facilitate the implementation of the permission.

The rationale and details of the proposed amended wording is set out below:

*"a) No part of the development, other than enabling works comprising piling and construction of the sub structure shall commence until **a programme for issue of** soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of all planters together with full details of all planting arrangements, including trees.*

b) The approved scheme shall be implemented not later than 12 months from the date the building is first occupied.

c) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Core Strategy"

To align with the programme of development, it is necessary to alter the trigger point of the condition wording to be reflective of the projected programme trajectory and better align with the project timescales. This amendment would bring the project in line with the wording of the T1 conditions.

Variation to Condition 8 – Crime Impact Statement

In the interest of full clarity, we request the following amendment to Condition 8 wording:

*“The development shall be carried out in accordance with the Crime Impact Statement Reference **0589/CIS/04** Version **A** dated **18.03.20**. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.”*

Application Submission

A Design Statement has been prepared by Denton Corker Marshall to reflect the changes to the approved scheme sought as part of Workstream 1.

In addition to the Design Statement and this Covering Letter, the following documentation is submitted in support of this planning application:

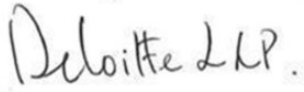
- Application Form and Notice Certificates;
- Site Location Plan;
- Application Drawings prepared by Denton Corker Marshall;
- General Arrangements Key Plan T2-EXA-G710-PL-XX-00100, prepared by Exterior Architecture;
- Illustrative General Arrangement SJQ-702-EXA-XX-L00-DR-L-000101, prepared by Exterior Architecture;
- Schedule of Updated Plans prepared by Denton Corker Marshall;
- Updated Transport Statement, prepared by Vectos;
- Updated Framework Travel Plan, prepared by Vectos;
- Updated Waste and Servicing Strategy, prepared by Vectos;
- Acoustic Assessment Addendum, prepared by Fisher Acoustics;
- Wind Microclimate Report, February 2021, prepared by Urban Microclimate; and
- Air Quality Design Note, prepared by Hilson Moran.

The Application has the Planning Portal reference: PP-09578212 and the application fee has been paid online.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact me or my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk / +44 161 455 6812).

Yours sincerely

A handwritten signature in blue ink that reads "Deloitte LLP." The signature is written in a cursive, flowing style.

Deloitte LLP
Deloitte LLP

Encs.

Appendix 1 – Correct Drawing References

Original Plans	Revised Plans
6555-A-G100-P-00-101 Vita T2 Demise Line	6555-A-G100-P-00-101 Vita T2 Demise Line
6555-A-Z100-A-100 Area and Accommodation schedule	6555-A- Z100-A-001 Rev E
6555-A-Z100-A-100 Area and Accommodation schedule	6555-P-B500-A-002 Rev A
6555-P-B500-A-001 Typical facade details - Level 00	6555-A-Z100-A-100 Area and Accommodation schedule
6555-P-B500-A-011 Typical facade details - Level 01 to 04	6555-P-B500-A-001 Rev B
6555-P-B500-A-021 Typical facade details - Typical apartment/ co-living levels	6555-P-B500-A-011 Rev B
6555-P-B500-A-051 Typical facade details - roof level	6555-P-B500-A-021 Rev B
6555-P-B500-E-E Proposed east elevation	6555-P-B500-A-051 Rev B
6555-P-B500-E-E-001 Proposed contextual east elevation	6555-P-B500-E-E Rev F
6555-P-B500-E-N Proposed north elevation	6555-P-B500-E-E-001 Rev D
6555-P-B500-E-N-001 Proposed contextual north elevation	6555-P-B500-E-N Rev F
6555-P-B500-E-S Proposed south elevation	6555-P-B500-E-N-001 Rev D
6555-P-B500-E-S-001 Proposed contextual south elevation	6555-P-B500-E-S Rev E
6555-P-B500-E-W Proposed west elevation	6555-P-B500-E-S-001 Rev C
6555-P-B500-E-W-001 Proposed contextual west elevation	6555-P-B500-E-W Rev E
6555-P-B500-P-00 Level 00 GA plan	6555-P-B500-E-W-001 Rev C
6555-P-B500-P-00-001 Level 00 proposed site plan	6555-P- B500-P-00 Rev G
6555-P-B500-P-00-100 T2 site boundary plan	6555-P-B500-P-00-001 Rev F
6555-P-B500-P-01 Level 01 GA plan	6555-P-B500-P-00-100 Rev E
6555-P-B500-P-02-04 Level 02-04 GA plan	6555-P- B500-P-01 Rev E
6555-P-B500-P-B Basement level GA plan	6555-P- B500-P-TYP-001 Rev C
6555-P-B500-P-LRF Lower roof GA plan	6555-P-B500-P-B Rev D
6555-P-B500-P-M Mezzanine level GA plan	6555-P- B500-P-LRF Rev B
	6555-P- B500-P-M Rev E
	6555-P- B500-P-TYP-001 Rev C

<i>6555-P-B500-P-TYP-002 Level 05-08 GA plan</i>	<i>6555-P- B500-P-TYP-004 Rev A</i>
<i>6555-P-B500-P-TYP-003 Level 09-35 GA plan</i>	<i>6555-P- B500-P-TYP-002 Rev C</i>
	<i>6555-P- B500-P-TYP-005 Rev A</i>
<i>6555-P-B500-P-URF Upper roof GA plan</i>	<i>6555-P- B500-P-URF Rev C</i>
<i>6555-P-B500-S-AA Proposed section AA</i>	<i>6555-P- B500-S-AA Rev D</i>
<i>6555-p-b500-S-BB Proposed section BB</i>	<i>6555-P- B500-S-BB Rev D</i>
<i>6555-P-B500-XP-00-001 Existing location plan</i>	<i>6555-P-B500-XP-00-001 Existing location plan</i>
<i>6555-P-B500-XP-00-002 Existing site plan</i>	<i>6555-P-B500-XP-00-002 Existing site plan</i>
<i>6555-P-B500-XS-E-001 Existing site section east</i>	<i>6555-P-B500-XS-E-001 Existing site section east</i>
<i>6555-P-B500-XS-N-001 Existing site section north</i>	<i>6555-P-B500-XS-N-001 Existing site section north</i>
<i>6555-P-B500-XS-S-001 Existing site section south</i>	<i>6555-P-B500-XS-S-001 Existing site section south</i>
<i>6555-P-B500-XS-W-001 Existing site section west</i>	<i>6555-P-B500-XS-W-001 Existing site section west</i>