

18 January 2022

FAO Jennifer Atkinson
Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Jennifer,

Planning Application LPA Ref: 132429/FO/2021: Trinity Islands, Manchester
(Environmental Impact Assessment) Regulations 2017, Regulation 25 Amendments

Please find enclosed a package of amendments and supporting technical analysis, relating to the pending Full Planning Application for the development of Trinity Islands, Manchester to provide 1,950 dwellings with commercial uses at lower level, public realm, access, servicing and other associated works (Appl. Ref. 132429/FO/2021). The Applicant is Renaker Build Limited ('Renaker').

Since the submission of the planning application to Manchester City Council ('MCC') as the Local Planning Authority ('LPA'), the Applicant's design team has continued to progress with detailed design development. As a result of this on-going work, there is an identified requirement to make minor amendments to the proposed façade on buildings C1 and C2. The amendments to the façade design comprise revision of the tilted glazing panels within three facades each building to reorientate all tilted panels downwards rather than alternating between upwards and downwards tilting panels. No other amendments are proposed to the design.

The proposed amendments to the façade are set out in detail within the following amended plans and Design and Access Statement:

Original	Revised
ZC-SHP-G251-DE-XX-B5D801 SITE C TYPICAL EXTERNAL WALL DETAILS 01.	ZC-SHP-G251-DE-XX-B5D801_P02 SITE C TYPICAL EXTERNAL WALL DETAILS 01
ZC-SHP-G200-SE-XX-B5D801 SITE C SECTIONS	ZC-SHP-G200-SE-XX-B5D801_P02 SITE C SECTIONS
C1-SHP-G200-EL-XX-B5D801 SITE C BUILDING 1 ELEVATIONS 01	C1-SHP-G200-EL-XX-B5D801_P02 SITE C BUILDING 1 ELEVATIONS 01

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Original	Revised
C1-SHP-G200-EL-XX-B5D802 SITE C BUILDING 1 ELEVATIONS 02	C1-SHP-G200-EL-XX-B5D802_P02 SITE C BUILDING 1 ELEVATIONS 02
C2-SHP-G200-EL-XX-B5D801 SITE C BUILDING 2 ELEVATIONS 01	C2-SHP-G200-EL-XX-B5D801_P02 SITE C BUILDING 2 ELEVATIONS 01
C2-SHP-G200-EL-XX-B5D802 SITE C BUILDING 2 ELEVATIONS 02	C2-SHP-G200-EL-XX-B5D802_P02 SITE C BUILDING 2 ELEVATIONS 02

These include revisions to the elevational drawings and sections for the buildings situated within Site C, as well a revised Design and Access Statement (Z1-SHP-A180-RP-XX-B5D801_P02) which reflects the proposed changes to the facade.

Technical Supporting Documents

The information that has been provided within this Cover Letter has been reviewed by the technical consultant team in January 2022. This includes all technical disciplines that have been covered within the Environmental Impact Assessment (EIA) submitted alongside the Full Application.

Following the review, further solar glare analysis has been prepared by GIA to assess whether there will be any change to the impacts arising from the proposed amendments. The scope of this assessment was agreed with the LPA on 17th January 2022.

The Solar Glare Addendum, prepared by GIA and submitted alongside the proposed amendments, concludes that there is no anticipated change in the overall effects reported within the Solar Glare ES Chapter. It includes a re-assessment of a number of relevant views within the scenario of 'completed development' that confirm the proposed amendments to the tilted panels of the facades of Phase C1 and C2 do not alter the effects reported within Chapter 13 of the Trinity Islands ES. As such, the residual effects remain as per those reported within Chapter 13 of the ES and the conclusions of the ES remain valid.

Other than what has been outlined above, no other technical reports have been impacted by the proposed changes by the façade and therefore remain unchanged.

Enclosures

The following additional information is submitted by way of an amendment to the originally submitted scheme:

- Solar Glare Technical Note, prepared by GIA (January 2022)
- Revised drawing pack, prepared by Simpson Haugh and Partners (January 2022)
- Updated Design and Access Statement (Z1-SHP-A180-RP-XX-B5D801_P02) (January 2022)

Summary

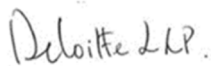
The amendments to the current application will ensure that the façade will mitigate against any potential solar glare reflection whilst maintaining an attractive external visual appearance of the buildings within Site C. The amendments will have no impacts that require any further technical assessments to be undertaken.

We trust this submission provides you with sufficient detail and would be grateful if you could incorporate these amendments in to the formal planning application and undertake the necessary consultation.

Should you have any questions, please do not hesitate to contact me or my colleague, Frances Hampson

(0161 455 6766 / fhampson@deloitte.co.uk) or Cameron Radford (0161 455 6768/
cameronradford@deloitte.co.uk)

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Encs: