

23 July 2021

David Brettell
Planning Department
Manchester City Council
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Albert Square
Manchester
PO Box 532
M60 2LA

Dear David,

**Old Granada Studios, St Johns, Manchester:
Application for a Minor Material Amendment under Section 73 of the Town and Country Planning Act 1990 to Planning Permission 127612/FO/2020**

Please find enclosed an Application seeking variations to the approved scheme (Planning Permission Ref: 127612/FO/2020) under Section 73 of the Town and Country Planning Act 1990 at Old Granada Studios, St John's, which was granted approval on 16 November 2020. The Applicant is Manchester Quays (OGS) Developments Limited.

The scheme has started on Site and the project is being delivered in line with the approved Planning Permission. However, following a review of the proposal by the design team, the proposed container unit element of the scheme is being altered to accommodate the requirements of the future commercial tenants, improve the quality and vibrancy of the design, and to improve the building's operational functionality. In addition, the ground floor layout is being altered in order to accommodate additional retail space and consolidate the bin storage areas of Old Granada Studios.

Planning Background

The Site benefits from extant planning consent granted on 16 November 2020 for the part refurbishment and part redevelopment of Old Granada Studios in St John's, Manchester (Ref: 127612/FO/2020). The description of development as on the decision notice is as follows:

Part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); and erection of new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works.

The refurbishment and part redevelopment of Old Granada Studios will create a unique mixed-use development within the heart of Manchester that includes:

- **Mollie's Soho House:** hotel/restaurant complex comprising a 175 bedroom hotel alongside associated food and beverage facilities, 2 internal floors of amenity spaces for hotel guests and members, comprising a members club with associated food and beverage facilities including new a restaurant, rooftop bar and swimming pool on top of Granada House operated.
- **Studios Galleries:** a new workspace building to replace the recently demolished four storey Annexe building, comprising retail uses at ground and basement levels, and office uses at floors 1 to 9. It will incorporate a mix of active retail uses at lower floors with new 589 sq. m. office floorplates across upper floors.
- **Manchester Studios:** a unique suite of film, TV and broadcast facilities the revitalisation of Studios 2, 6, 8 and 12, which will continue to be used for filming uses, with associated changes to access and external alterations; and
- **Granada Cube Space:** small workspaces in modular units located to the rear of the Studio 12, which will comprise incubator units for businesses.

The construction process has already begun at Old Granada Studios and works are set to be completed around the second quarter of 2022. However, following further design development and input from operators, 'Allwork&social', a revised scheme is being sought to accommodate the requirements of the future commercial tenants and to improve the building's operational functionality.

The changes relate to the Granada Cube space and OGS Zone 6 only and all other elements of the proposals set out above remain unchanged, which requires a variation of plans listed in Condition 2 of 127612/FO/2020.

Proposed Amendments

The amendments sought within this application are discussed below. The description of the proposed amendment is:

"Variation of condition 2 to planning permission Ref: 127612/FO/2020 to reflect design development of container workspaces and Zone 6 ground floor layout."

Cube Space

The Proposed Amendments are being sought to improve the efficiency of this element of the project in relation to its function as a modular office facility by altering the layout and configuration whilst enhancing its overall visual appearance. The changes are summarised as:

- **Ground floor changes** relating to servicing arrangements;
- **Increase in the height** by 2.3m driven by changes to the containers and the ground floor changes;
- **External changes** to container units and Manchester Studios following relocation of the stair and lift core and reconfiguring the layout of the container units; and

- **Internal changes** relating to the form of the container unit spaces.

These changes relate to the modular office facility adjacent to Studio Way and the western elevation of the Studios only. No changes are proposed to the hotel, office spaces, studios or any other element, as part of this minor material application.

The revised design rationalises the massing of the containers block and positions the core on the northern edge of the site. The core mass now becomes something of a beacon to attract people into St John's. The architecture across the masterplan has been designed in a way that is purposefully restrained, bold, and structurally repetitive, in order to act as something of a blank canvas upon which the ground floor uses, public art strategy and 'flourishes' can really shine and characterise the area.

Said flourishes are the smaller interventions that sit between the primary developments to create interest, relief and to spark joy. The container element core becomes a 3-dimensional canvas upon which a large-format piece of graphic art will be applied. This piece of art will be a strong point of reference within the masterplan; helping to orientate people and locate buildings.

The changes are set out in detail under the headings set out in this letter before being assessed against the relevant planning policies.

Ground floor changes

The servicing arrangements for the hotel and studio elements of the approved scheme are for deliveries and collections to take place from Studio Way, located to the west of OGS. This current strategy would involve vehicles having to unload for deliveries to the food and beverage units and hotel, whilst being parked on Studio Way loading bays.

Following a review of this strategy, it is considered dedicated off-street servicing bays on the ground floor of the Granada Cube Space would allow for a pedestrian-prioritised public realm to be maintained. The proposed amendments therefore reconfigure the lower level of the modular office facility, relocate the stair and lift core to accommodate new servicing bays.

This change has lifted all workspaces previously proposed on the ground floor to first floor level and above in order to allow for a van to drive into the dedicated loading bays. Following this relocation of office units from the ground floor, a new internal holding area is to be provided in association with the use of the studios and as a breakout space for tenants. This includes a sheltered waiting area for patrons and staff in advance of entry to filming taking place in the studios and other permitted activities.

Increase in height

The inclusion of these two new off-street servicing bays on the ground floor, combined with the overall height of each of the container units increasing by 300mm, will result in an increase in height of the proposed Granada Cube space.

The change to the contain specification is to provide a ceiling height that provides better internal lighting, more useable internal area for the new tenants and offers a mixture of workspace units and new meeting rooms and workspace suites. This accounts for 1.2m of the overall 2.3m in height, with the further 1.1m generated due to the changes to the ground floor.

The proposed lift over-run, which is the highest part of the containers, remains below the height of the studios located adjacent to maintain a consistent scale between the building elements.

External changes

The reconfiguration and layout of the modular office facility has resulted in a change in the external appearance on the upper floors and to the northern end of the modular unit, comprising the stair and lift core adjacent to Quay Street.

The core of the building has been relocated from the centre of the building to the corner of Quay Street and Studio Way to help to accommodate the space required for the proposed servicing bays and holding area. This also allows for a consolidation of the building form and create a visual marker on the street corner of Quay Street by utilising the relocated stair and lift core, increasing the legibility.

An additional external staircase core has been provided to give a second means of escape adjacent to the relocated core facing Quay Street. The design of the façade has been modified to create a more attractive and prominent visual element by including a super graphic treatment.

External changes are also located along Studio Way to the west-facing elevation of the Manchester Studio, which has been refined to create a more dynamic and befitting façade comprised of black painting, climbing planting, promotional space for stretch printed mesh art and advertising. Any advertisements would need to be subject to their own advertisement consent.

Internal changes

Some of the previous modular office units combined more than one container to offer a varied size of tenant space. However, all units will now be standardised as one container, meaning the overall number of container units has been reduced from 48 in the previous application to 42 in the amended scheme. The number of containers that will comprise workspace units has increased from 32 to 38 following an improve efficiency in the design of workplace amenity and breakout spaces.

Zone 6

The development mix has evolved from a waste perspective as the development no longer includes a residential element and therefore does not need a separate residential bin store. Additionally, Retail Unit B has now become an entrance to the studios and will act as a reception area that will likely generate relatively small amounts of waste.

The relatively small amounts of waste would then be taken in bags via the stairs to the lower ground level and the corridor leading to the Studios bin store next to the M1 Corridor and collected from Studio Way.

Vectos has prepared a Waste Strategy Technical Note that outlines details of the changes to the Waste Strategy as a result of the proposed alterations within OGS Zone 6. In summary the proposed changes to remove the small bin stores to the south of the OGS Zone 6 New Build will have limited implications for waste storage and collection. The workspace bin store has excess capacity for the demand generated based on a daily collection. Retail Unit B will operate as an artist's entrance to the Studios and will operate as a reception area and will generate very little waste which will be incorporated not the Studio waste collected from Studio Way. Retail Unit A will store its waste in its own demise. At this stage we do not

know the nature of that occupier but there is plenty of scope for an internal bin store to be provided. This unit and the workspace bins will be collected from a new on street loading bay on Atherton Street.

Replacement Plans and Documents

For the avoidance of doubt, Condition 2 attached to the original consent is proposed to be amended to include the following documents and drawings, taking into account the information that has been used to discharge planning conditions:

Consented Planning Permission Ref: 127612/FO/2020	2021 MMA
180146 3DR Z0 XX DR D 001 Rev A; 180146 3DR Z0 XX DR D 002 Rev B; 180146 3DR Z0 XX DR D 003 Rev A; 180146 3DR Z0 SE DR D 030 Existing East Elevation A; 180146 3DR Z0 SE DR D 031 Existing South Elevation Rev A; 180146 3DR Z0 SE DR D 032 Existing West Elevation Rev A; 180146 3DR Z0 SE DR D 033 Existing North Elevation Rev A; 180146 3DR Z0 05 DR D 105 Rev C; 180146 3DR Z0 06 DR D 106 Rev A; 180146 3DR Z0 07 DR D 107 Rev C; 180146 3DR Z0 08 DR D 108 Rev C; 180146 3DR Z0 09 DR D 109 Rev C; 180146 3DR Z0 10 DR D 110 Rev C; 180146 3DR Z0 RF DR D 111 Rev C; 180146 3DR Z0 SE DR D 120 Section A-A Rev C; 180146 3DR Z0 SE DR D 121 Section B-B Rev B; 180146 3DR Z0 SE DR D 122 Section C-C Rev C; 180146 3DR Z0 SE DR D 125 Section F-F Rev F.	No change.
180146 3DR Z0 B1 DR D 099 Rev C;	180146-3DR-Z0-LG-DR-D099 Rev D (Proposed GA plan Lower Ground floor)
180146 3DR Z0 00 DR D 100 Rev C	180146 3DR Z0 00 DR D100 Rev F (Proposed GA Plan Ground Floor)
180146 3DR Z0 01 DR D 101 Rev C	180146-3DR-Z2-01-DR-D101 Rev D (Proposed GA plan First floor)
180146 3DR Z0 02 DR D 102 Rev C	180146-3DR-Z2-02-DR-D102 Rev D (Proposed GA plan Second floor)
180146 3DR Z0 03 DR D 103 Rev C	180146-3DR-Z0-03-DR-D103 Rev D (Proposed GA plan Third floor)
180146 3DR Z0 04 DR D 104 Rev A	180146-3DR-Z0-04-DR-D104 Rev A (Proposed GA plan Fourth floor)
180146 3DR Z0 SE DR D 123 Rev C	180146-3DR-Z2-SE-DR-D123 Rev D (Proposed Section D-D)
180146 3DR Z0 SE DR D 124 Rev C	180146-3DR-Z2-SE-DR-D124 Rev D (Proposed Section E-E)
180146 3DR Z0 SE DR D 126 Rev C	180146-3DR-Z2-SE-DR-D126 Rev D (Proposed Section G-G)
180146 3DR Z0 SE DR D 130 Rev E	180146 3DR Z0 SE DR D130 Rev F (Proposed East Elevation All Zones)
180146 3DR Z0 SE DR D 131 Rev D	180146 3DR Z0 SE DR D131 Rev D (Proposed South Elevation All Zones)
180146 3DR Z0 SE DR D 132 Rev D	180146-3DR-Z0-SE-DR-D132 Rev E (Proposed West Elevation - All Zones)
180146 3DR Z0 SE DR D 133 Rev E	180146-3DR-Z0-SE-DR-D133 Rev G (Proposed North Elevation All Zones)

Consented Planning Permission Ref: 127612/FO/2020	2021 MMA
180146 3DR Z0 SE DR D 135 Rev B	180146 3DR Z0 SE DR D135 Rev C (Proposed Long East Elevation)
180146 3DR Z0 SE DR D 136 Rev B	180146 3DR Z0 SE DR D136 Rev C (Proposed Long South Elevation)
180146 3DR Z0 SE DR D 137 Rev B	180146-3DR-Z2-SE-DR-D137 Rev C (Proposed Long West Elevation)
180146 3DR Z0 SE DR D 138 Rev B	180146-3DR-Z2-SE-DR-D138 Rev C (Proposed Long North Elevation)

Table 1 – List of Approved and Proposed Drawings in line with the amendment

In addition to the information provided above, Vectos has prepared a **Waste Strategy Technical Note** that outlines details of the changes to the Waste Strategy as a result of the proposed alterations within OGS Zone 6.

Other than the above, none of the other approved submission documents are subject to change save for the Design and Access Statement and the Planning Statement, which are updated by the 3D Reid Design Update document and this Covering Letter respectively. Revised wording of Condition 2 is provided in Appendix A to this letter.

Planning Policy Assessment

National Planning Policy Framework 'NPPF' (2021)

The most recent National Planning Policy Framework was published in July 2021 and is a material consideration in the determination of planning applications. The NPPF includes a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan.

On this basis, the relevant policies in the up to date Development Plan in the context of the proposed amendments are set out below, in order to demonstrate accordance.

Manchester Core Strategy (2012)

The Manchester Core Strategy (2012) contains local planning policy relevant to the proposed amendments. The table below assesses the proposed changes against relevant policies, inter-alia:

Core Strategy Policy	Contribution and Benefits
Policy CC1 Primary Economic Development Focus City Centre and Fringe - The focus for employment growth will be in B1a high density offices and the Council will give particular encouragement and support for such development in the City Centre, including the Corridor Manchester and the City Centre Fringe.	The proposed scheme will continue to provide high-quality workspaces within OGS. The number of workspace units has increased from 32 to 38 and the layout has been reconfigured to include new meeting rooms and workspace suites. The total GIA has increased by 90 sq. m.

Core Strategy Policy	Contribution and Benefits
Policy CC6 City Centre High Density Development City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.	The proposed scheme will continue to create high-density mixed-use development within a highly sustainable location and will improve the overall design and functionality of the office space within OGS to make a more efficient use of space. The overall height will increase by 2.3m and is considered to be a minor increase and will not create any significant impacts to amenity or appearance in the context of the development overall. This is necessary to accommodate the changes being proposed with this application.
Policy EN19 Waste The Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.	The proposed scheme will be brought forward in line with the approved Waste and Servicing Strategy and supplementary Waste Strategy Technical Note prepared by Vectos. The proposed changes to remove the small bin stores to the south of the OGS Zone 6 New Build will have limited implications for waste storage and collection. New servicing bays have been provided to allow service vehicles to unload off-street within a dedicated area, which will be managed by on site staff, to improve the pedestrian experience.

In summary, the proposed mixed-use scheme will continue to provide high-quality and fully accessible workspaces, which are considered essential for providing space to SMEs who are fundamental ‘Enterprise City’ concept promoted within the St John’s Strategic Regeneration Framework.

Regarding heritage, it is considered that the proposed scheme will continue deliver an overall beneficial impact to the Conservation Area, nearby non-designated heritage assets and improve the overall design quality and functionality of the modular office facility.

On this basis, the following policies from the Core Strategy will continue to be adhered to within the revised scheme, as the amendments do not create any material change to the previous assessment of the scheme against policy:

- Policy EC1 – Employment and Economic Growth in Manchester
- Policy CC4 – Tourism, Culture and Leisure
- Policy CC8 – Change and Renewal
- Policy CC10 – A place for everyone
- Policy EC3 – Regional Centre
- Policy EN3 – Heritage
- Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies

- Policy EN8 – Adaptation to Climate Change
- Policy T2 – Accessible areas of opportunity and need
- Policy DM1 – Development Management

Saved Policies of the Manchester Unitary Development Plan (UDP) (1995)

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012, significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

The policies relevant to this proposal are DC26.1 and DC18.1 relating to noise and Conservation Areas. The proposed changes will not create any additional impact in regard to noise, ensuring it remains in line with Policy DC26.1. OGS sits within the Castlefield Conservation Area and the consented scheme was supported by a Heritage Statement, which considers that the Proposed Development would continue to provide a positive relationship through high quality design and ensuring the retention of the original ITV Granada Studios HQ building.

Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (2007)

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well designed, well maintained neighbourhoods. In summary, the Proposed Development demonstrably carefully considers height in its context and maximises access for disabled people.

Submission Documents

In addition to this covering letter and the relevant planning application forms, this application is submitted along with the following information:

- Approved Planning Drawings and Proposed Drawings set out in Table 1 and Appendix A; and
- OGS Design update document, prepared by 3DReid.
- Waste Strategy Technical Note, prepared by Vectos.

Conclusion

The application fee of £234 has been paid via the Planning Portal.

In summary, the proposed variation of condition to Planning Permission 127612/FO/2020 to agree design changes to the scheme fully accord to the relevant policies set out in the Manchester Core Strategy.

Furthermore, the conclusions of the technical studies prepared in support of Planning Permission 127612/FO/2020 are unaffected by the proposed changes as such it is considered that the variation of condition be granted to agree the proposed alterations to the scheme.

We trust you have all the information required to make a positive decision on the proposed, but please do not hesitate to contact my colleague Michael Percival (mipercival@deloitte.co.uk; 0161 455 6672) should

you need to discuss anything further.

Yours sincerely

Deloitte LLP

Appendix A – Amendments to Condition 2

Condition 2 of Planning Permission Ref.: 127612/FO/2020 is worded as follows:

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

Drawings:

180146 3DR Z0 XX DR D 001 Rev A; 180146 3DR Z0 XX DR D 002 Rev B; 180146 3DR Z0 XX DR D 003 Rev A; 180146 3DR Z0 SE DR D 030 Existing East Elevation A; 180146 3DR Z0 SE DR D 031 Existing South Elevation Rev A; 180146 3DR Z0 SE DR D 032 Existing West Elevation Rev A; 180146 3DR Z0 SE DR D 033 Existing North Elevation Rev A; 180146 3DR Z0 B1 DR D 099 Rev C; 180146 3DR Z0 00 DR D 100 Rev C; 180146 3DR Z0 01 DR D 101 Rev C; 180146 3DR Z0 02 DR D 102 Rev C; 180146 3DR Z0 03 DR D 103 Third Floor Plan Rev C; 180146 3DR Z0 04 DR D 104 Rev A; 180146 3DR Z0 05 DR D 105 Rev C; 180146 3DR Z0 06 DR D 106 Rev A; 180146 3DR Z0 07 DR D 107 Rev C; 180146 3DR Z0 08 DR D 108 Rev C; 180146 3DR Z0 09 DR D 109 Rev C; 180146 3DR Z0 10 DR D 110 Rev C; 180146 3DR Z0 RF DR D 111 Rev C; 180146 3DR Z0 SE DR D 120 Section A-A Rev C; 180146 3DR Z0 SE DR D 121 Section B-B Rev B; 180146 3DR Z0 SE DR D 122 Section C-C Rev C; 180146 3DR Z0 SE DR D 123 Section D-D Rev C; 180146 3DR Z0 SE DR D 124 Section E-E Rev C; 180146 3DR Z0 SE DR D 125 Section F-F Rev F; 180146 3DR Z0 SE DR D 126 Section G-G Rev C; 180146 3DR Z0 SE DR D 130 Rev E; 180146 3DR Z0 SE DR D 131 Rev D; 180146 3DR Z0 SE DR D 132 Rev D; 180146 3DR Z0 SE DR D 133 Rev E; 180146 3DR Z0 SE DR D 135 Rev B; 180146 3DR Z0 SE DR D 136 Rev B; 180146 3DR Z0 SE DR D 137 Rev B; 180146 3DR Z0 SE DR D 138 Rev B.

Documents:

Design and Access Statement, including Public Realm Strategy, prepared by 3D Reid; Statement of Consultation and Addendum prepared by Deloitte; Archaeological Desktop Report prepared by Salford Archaeology; Archaeological Excavation Report prepared by Salford Archaeology; BREEAM Pre-Assessment prepared by Crookes Walker Consulting; Environmental Standards Statement (including Blue and Green Infrastructure Statement) prepared by Element Sustainability; Energy Statement prepared by Crookes Walker Consulting; Ventilation Strategy prepared by Crookes Walker Consulting; Heritage Statement prepared by Stephen Levrant Heritage Architecture; Ecological Assessment prepared by ERAP; Drainage Strategy prepared by Curtins; Crime Impact Statement prepared by Greater Manchester Police; Transport Statement prepared by Vectos; Framework Travel Plan prepared by Vectos; Phase 1 and 2 Ground Conditions Reports prepared by Curtins; UXO Survey undertaken by Planit Surveys; Acoustic Statement prepared by Sandy Brown; Construction Management Plans prepared by B&K and ARJ; Waste and Servicing Management Strategy prepared by Vectos; TV Impact Report prepared by ScS Technologies; Air Quality Assessment prepared by Hilson Moran; Dust Assessment (Air Quality Management Plan) prepared by Hilson Moran; Lighting Assessment prepared by Hoare Lea; Hotel Management Strategy prepared by SHG; Sunlight and Daylight Statement prepared by GVA Schatunowski Brooks stamped as received by the Local Planning Authority on 11 August 2020 and External Materials Schedule and QA procedures dated 02 November 2020 prepared by Bowmer and Kirkland.

The new wording of Condition 2 to Planning Permission Ref.: 127612/FO/2020 is outlined below (with new drawings and documents in bold):

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

Drawings:

180146 3DR ZO XX DR D 001 Rev A; 180146 3DR ZO XX DR D 002 Rev B; 180146 3DR ZO XX DR D 003 Rev A; 180146 3DR ZO SE DR D 030 Existing East Elevation A; 180146 3DR ZO SE DR D 031 Existing South Elevation Rev A; 180146 3DR ZO SE DR D 032 Existing West Elevation Rev A; 180146 3DR ZO SE DR D 033 Existing North Elevation Rev A; **180146 3DR ZO LG DR D 099 Rev D; 180146 3DR ZO 00 DR D 100 Rev F; 180146-3DR-Z2-01-DR-D101 Rev D; 180146-3DR-Z2-02-DR-D102 Rev D; 180146-3DR-Z0-03-DR-D103 Rev D; 180146-3DR-Z0-04-DR-D104 Rev A;** 180146 3DR ZO 05 DR D 105 Rev C; 180146 3DR ZO 06 DR D 106 Rev A; 180146 3DR ZO 07 DR D 107 Rev C; 180146 3DR ZO 08 DR D 108 Rev C; 180146 3DR ZO 09 DR D 109 Rev C; 180146 3DR ZO 10 DR D 110 Rev C; 180146 3DR ZO RF DR D 111 Rev C; 180146 3DR ZO SE DR D 120 Section A-A Rev C; 180146 3DR ZO SE DR D 121 Section B-B Rev B; 180146 3DR ZO SE DR D 122 Section C-C Rev C; **180146-3DR-Z2-SE-DR-D123 Rev D; 180146-3DR-Z2-SE-DR-D124 Rev D;** 180146 3DR ZO SE DR D 125 Section F-F Rev F; **180146-3DR-Z2-SE-DR-D126 Rev D; 180146 3DR ZO SE DR D 130 Rev F; 180146 3DR ZO SE DR D 131 Rev D; 180146-3DR-Z0-SE-DR-D132 Rev E; 180146-3DR-Z0-SE-DR-D133 Rev G; 180146 3DR ZO SE DR D 135 Rev C; 180146 3DR ZO SE DR D 136 Rev C; 180146-3DR-Z2-SE-DR-D137 Rev C; 180146-3DR-Z2-SE-DR-D138 Rev C.**

Documents:

*Design and Access Statement, including Public Realm Strategy, prepared by 3D Reid and **Design Update Document dated June 2021**; Statement of Consultation and Addendum prepared by Deloitte; Archaeological Desktop Report prepared by Salford Archaeology; Archaeological Excavation Report prepared by Salford Archaeology; BREEAM Pre-Assessment prepared by Crookes Walker Consulting; Environmental Standards Statement (including Blue and Green Infrastructure Statement) prepared by Element Sustainability; Energy Statement prepared by Crookes Walker Consulting; Ventilation Strategy prepared by Crookes Walker Consulting; Heritage Statement prepared by Stephen Levrant Heritage Architecture; Ecological Assessment prepared by ERAP; Drainage Strategy prepared by Curtins; Crime Impact Statement prepared by Greater Manchester Police; Transport Statement prepared by Vectos; Framework Travel Plan prepared by Vectos; Phase 1 and 2 Ground Conditions Reports prepared by Curtins; UXO Survey undertaken by Planit Surveys; Acoustic Statement prepared by Sandy Brown; Construction Management Plans prepared by B&K and ARJ; Waste and Servicing Management Strategy prepared by Vectos; **Waste Strategy Technical Note prepared by Vectos**; TV Impact Report prepared by ScS Technologies; Air Quality Assessment prepared by Hilson Moran; Dust Assessment (Air Quality Management Plan) prepared by Hilson Moran; Lighting Assessment prepared by Hoare Lea; Hotel Management Strategy prepared by SHG; Sunlight and Daylight Statement prepared by GVA Schatunowski Brooks stamped as received by the Local Planning Authority on 11 August 2020 and External Materials Schedule and QA procedures dated 02 November 2020 prepared by Bowmer and Kirkland.*