

26 February 2021



FAO Sue Wills
Planning Department
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

Dear Sue,

LAND AT COLESHILL STREET, MILES PLATTING – APPLICATION FOR NON-MATERIAL AMENDMENTS (UNDER SECTION 96A OF THE TCPA 1990) TO PLANNING PERMISSION REF: 125596/FO/2019 FOR NEW RESIDENTIAL DEVELOPMENT

I am writing on behalf of our client, ENGIE Services Ltd and Landcare (East Manchester) Ltd, part of the NPL Group, who by way of Section 96a of the Town and Country Planning Act 1990 are seeking non-material amendments to planning permission ref. 125596/FO/2019, granted on 10th November 2020, for new residential development on land at Coleshill Street, Miles Plating.

CONTEXT

Prior to the submission of this S96a application, discussions have been ongoing between the local planning authority (LPA) and the Applicant regarding the scope and nature of the proposed amendments sought. The project team has previously provided you with illustrative presentations describing the changes. In summary, the amendments sought by this application comprise:

Apartment Blocks

- Replacement of metal cladding to brick at high level on Blocks E, J and N only;
- The omission of one lift from apartment blocks A and F only;
- Change from pre-cast concrete soffit panels on the apartment access desks to PPC pressed aluminium on all apartment blocks;
- Reduction in the width of access deck walkways and floor areas to all apartment blocks;

Houses

- Replacement of metal cladding with a brick which retains the unique identity at the Mew house types only;

- Change to canopies retaining the same size and form but using PPC pressed aluminium clad canopies rather than pre-cast concrete canopies on all houses only;
- Change from pre-cast concrete cladding to brick detailing on all houses only;
- Change from pre-cast concrete dwelling garden dividers to brick walls to the Canal Tow Path houses; and
- Reduction in floor to floor heights and overall height of houses only.

It was agreed in advance of making this submission that the amendments sought could be pursued through a S96a application. The changes are all non-material in nature and the reasoning behind each is described in more detail below. The planning application fee of **£254** (including associated service charge) will be paid directly to the Planning Portal.

A full pack of drawings is submitted with this application. As per your request, where changes have been made to the approved plans these are shown with bubbled annotations (for illustrative purposes) to label and set out the nature of the changes. We have also submitted a full 'clean' set of planning drawings which includes the amended plans, as well as those approved drawings which remain unchanged. These are accompanied by an updated drawing register prepared by Levitt Bernstein (dated 23.02.21).

For ease of reference please find appended with this letter a submission schedule which clearly sets out which plans are being amended (cells shaded green, revision no's in bold), and those which remain unchanged.

DESCRIPTION OF NON-MATERIAL AMENDMENTS

This letter will now set out the proposed changes but should also be read in conjunction with the submission material, particularly the annotated plans. In addition to these annotated plans, a schedule prepared by Levitt Bernstein Architects is also submitted which clearly indicates which plans these proposed amendments relate to.

Please note there are no changes proposed to the landscaping drawings as part of this S96a application. Updated landscaping drawings will be submitted in due course for approval as part of the planning conditions discharge process.

In total, there are nine different amendment types proposed, which can be separated between changes to the apartment blocks, and changes to the houses only, as summarised at Page 1 of this letter. These are set out below.

Apartment block changes:

- ***Replacement of metal cladding to brick at high level on Blocks E, J and N only***

The apartment blocks sit in key locations on the site, particularly on gateways into the site off Hulme Hall Lane and Varley Street. Nevertheless, the architects have always sought to maintain a coherent approach and architectural language throughout the site, including a mix

of house types through design and choice of materials. This approach is continued subject to the amendments proposed.

The approved scheme included metal cladding to the top floors of Blocks E, J and N; Blocks A and F are fully brick façades. In considering an updated material for the top floors the intent has been to retain the discernible differentiation of these storeys and it is strongly considered this would be best achieved by using an alternative brick or textured brick coursing on these top floors. This also has a health and safety element by removing any future cladding risk. It also maintains a visual difference whilst not introducing another material.

Where the top floors of Blocks E and N are flush with the façade generally at the entrance from Hulme Hall Road, the brick coursing from below will continue and will form a marker identifying this gateway into the site from the east, much as Blocks A & F do from the west.

- ***The omission of one lift from apartment blocks A and F only***

Each apartment building is currently serviced by 2 lifts located in the main core. As all the apartment types are a minimum standard of M4(2), at least 1 lift needs to be provided to meet the requirements of Part M of the Building Regulations.

There are 3 Blocks which provide accessible M4(3) apartments on the upper floors and in these situations, it is prudent to provide a second lift should 1 be out of order. Therefore, with the current layouts it is proposed that 1 no. lift is removed from Blocks A and F which would be re-purposed for use by the landlord as cleaning/store cupboards. Removal of a lift in Blocks A and F will also reduce the ongoing service charge for residents of these blocks.

- ***Change from pre-cast concrete soffit panels on the apartment access desks to PPC pressed aluminium on all apartment blocks***

Following further consideration of the apartment appearance and materiality, the design team considers that the use of PPC aluminium would better tie in with the PPC door and window frames on the elevations, rather than the use of pre-cast concrete soffit panels.

- ***Reduction in the width of access deck walkways and floor areas to all apartment blocks***

As the buildings have been set out to brick dimensions any reductions to the overall width will need to continue this. The apartment walkway widths have all been designed to provide a clear width of 1350mm from external wall of apartment to balustrade at the walkways' narrowest points. The minimum width required under Part M of the Building Regulations is 1200mm. It is proposed that walkway depths are reduced by 112.5mm (half a brick + mortar joint). Accordingly, all walkways would remain Part M compliance with a width of 1237.5mm at their narrowest points.

Whilst this generally affects external spaces it will also mean a small reduction in internal area of those apartments at the ends of the walkways and at ground floor level. For those apartments which are affected, the resultant area reduction would be less than 1sqm in all instances. All affected apartments would still exceed the National Design Space Standards (NDSS) and Manchester Residential Quality Guide area minimum requirements.

Changes to Houses:

The first principles of the elevational strategy for the houses were formed by taking inspiration from the surrounding area. They were focused on rhythm, materials and a reflection of the former industrial uses of the site and area. These have remained the focus in considering updates to the façades along with ensuring that there is no change in quality of materiality or detailing.

- ***Replacement of metal cladding with a brick which retains the unique identity at the Mew house types only***

Profiled metal cladding is proposed to be omitted and replaced with engineering brickwork. This has been chosen to retain the unique character of these streets and the connection to the industrial history of the site. This also has a health and safety element and removes any future risk associated with cladding.

- ***Change to canopies retaining the same size and form but using PPC pressed aluminium clad canopies rather than pre-cast concrete canopies on all houses only***

As with the change to the apartment blocks, in order to retain the coherency and architectural language throughout the site, it is been considered that the use of PPC aluminium would better tie in with the PPC door and window frames on the elevations, rather than the use of pre-cast concrete.

- ***Change from pre-cast concrete cladding to brick detailing on all houses only***

The patterns of the textured brick retain the quality that was provided by the pre-cast concrete and will define the elevation typology from the rest of the site. The textured brickwork included provides a change on the façade which is important to break up to emphasise the rhythm of the terrace.

- ***Change from pre-cast concrete dwelling garden dividers to brick walls to the Canal Tow Path houses***

By replacing the garden dividers, this maintains the theme of brickwork over pre-cast concrete, again to maintain coherency across the site.

- ***Reduction in floor to floor heights and overall height of houses only***

The floor to floor heights (on all floors of houses only) have been reduced from 3m to 2.7m. Notably the actual floor to ceiling heights will remain the same at 2.4m. The reason for the reduction is because the build system was not known at planning submission stage.

Now the build system is confirmed as using Structurally Insulated Panels (SIP), the floor to floor heights have been brought in line with requirements of this system, removing previously void allowances. The internal floor to ceiling heights for all the residential dwellings remain unchanged at 2.4m in line with Manchester Residential Quality Guide.

SUMMARY

We trust the above details and accompanying supporting information is sufficient to validate the application and progress the application towards determination. However, should you have any queries then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "E. Harvey".

Ed Harvey

Associate

+44 (0)7831 402 681

Ed.harvey@avisonyoung.com

For and on behalf of Avison Young (UK) Limited

Enc: Drawing Submission Schedule
Levitt Bernstein Drawing Register (dated 23.02.21)
NMA Planning Drawing Amendment Sheet

Drawing Submission Schedule		
Plan Title	Approved Plan Reference	New Plan Reference
Site Location Plan	LEV-00-GF-DR-A-1000 Rev P1	No change
Existing Site Plan	LEV-00-GF-DR-A-1050 Rev P2	No change
Sitewide Masterplan - Ground Floor	LEV-00-GF-DR-A-1200 Rev P11	LEV-00-GF-DR-A-1200 Rev P12
Sitewide Masterplan - First Floor	LEV-00-GF-DR-A-1201 Rev P10	LEV-00-GF-DR-A-1201 Rev P11
Sitewide Masterplan - Second Floor	LEV-00-GF-DR-A-1202 Rev P10	LEV-00-GF-DR-A-1202 Rev P11
Sitewide Masterplan - Third Floor	LEV-00-GF-DR-A-1203 Rev P10	LEV-00-GF-DR-A-1203 Rev P11
Sitewide Masterplan - Fourth Floor	LEV-00-GF-DR-A-1204 Rev P10	LEV-00-GF-DR-A-1204 Rev P11
Sitewide Masterplan - Roof	LEV-00-GF-DR-A-1205 Rev P8	LEV-00-GF-DR-A-1205 Rev P9
Coal Mining Features and Mitigation Plan	LEV-00-GF-DR-A-1206 Rev P2	No change
Sitewide Landscape Plan - Illustrative	LEV-00-GF-DR-L-1250 Rev P3	No change
Sitewide Landscape Plan - Hardscape	LEV-00-GF-DR-L-1251 Rev P10	No change
Sitewide Landscape Plan - Softscape	LEV-00-GF-DR-L-1252 Rev P6	No change
Sitewide Landscape Plan - Tree removal	LEV-00-GF-DR-L-1253 Rev P5	No change
Sitewide Street Elevations - Sheet 1	LEV-00-XX-DR-A-1300 Rev P2	LEV-00-XX-DR-A-1300 Rev P3
Sitewide Street Elevations - Sheet 2	LEV-00-XX-DR-A-1301 Rev P3	LEV-00-XX-DR-A-1301 Rev P4
Plots A & F - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1400 Rev P5	LEV-00-GF-DR-A-1400 Rev P7
Plots A & F - Proposed First Floor Plan	LEV-00-GF-DR-A-1401 Rev P5	LEV-00-GF-DR-A-1401 Rev P7
Plots A & F - Proposed Second Floor Plan	LEV-00-GF-DR-A-1402 Rev P4	LEV-00-GF-DR-A-1402 Rev P6
Plots A & F - Proposed Third Floor Plan	LEV-00-GF-DR-A-1403 Rev P4	LEV-00-GF-DR-A-1403 Rev P6
Plots A & F - Proposed Fourth Floor Plan	LEV-00-GF-DR-A-1404 Rev P5	LEV-00-GF-DR-A-1404 Rev P7
Plots A & F - Proposed Roof Plan	LEV-00-GF-DR-A-1405 Rev P3	LEV-00-GF-DR-A-1405 Rev P5
Plots B&G - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1410 Rev P5	No change
Plots B&G - Proposed First Floor Plan	LEV-00-GF-DR-A-1411 Rev P5	No change
Plots B&G - Proposed Second Floor Plan	LEV-00-GF-DR-A-1412 Rev P5	No change
Plots B&G - Proposed Roof Plan	LEV-00-GF-DR-A-1413 Rev P5	No change
Plots C&H - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1420 Rev P4	No change
Plots C&H - Proposed First Floor Plan	LEV-00-GF-DR-A-1421 Rev P4	No change
Plots C&H - Proposed Second Floor Plan	LEV-00-GF-DR-A-1422 Rev P4	No change
Plots C&H - Proposed Roof Plan	LEV-00-GF-DR-A-1423 Rev P4	No change

Plot D - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1430 Rev P4	No change
Plot D - Proposed First Floor Plan	LEV-00-GF-DR-A-1431 Rev P4	No change
Plot D - Proposed Second Floor Plan	LEV-00-GF-DR-A-1432 Rev P4	No change
Plot D - Proposed Roof Plan	LEV-00-GF-DR-A-1433 Rev P4	No change
Plot E - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1440 Rev P4	LEV-00-GF-DR-A-1440 Rev P6
Plot E - Proposed First Floor Plan	LEV-00-GF-DR-A-1441 Rev P4	LEV-00-GF-DR-A-1441 Rev P6
Plot E - Proposed Second Floor Plan	LEV-00-GF-DR-A-1442 Rev P3	LEV-00-GF-DR-A-1442 Rev P35
Plot E - Proposed Third Floor Plan	LEV-00-GF-DR-A-1443 Rev P3	LEV-00-GF-DR-A-1443 Rev P5
Plot E - Proposed Fourth Floor Plan	LEV-00-GF-DR-A-1444 Rev P5	LEV-00-GF-DR-A-1444 Rev P7
Plot E - Proposed Roof Plan	LEV-00-GF-DR-A-1445 Rev P3	LEV-00-GF-DR-A-1445 Rev P5
Plots I & J - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1450 Rev P8	LEV-00-GF-DR-A-1450 Rev P10
Plots I & J - Proposed First Floor Plan	LEV-00-GF-DR-A-1451 Rev P9	LEV-00-GF-DR-A-1451 Rev P11
Plots I & J - Proposed Second Floor Plan	LEV-00-GF-DR-A-1452 Rev P7	LEV-00-GF-DR-A-1452 Rev P9
Plots I & J - Proposed Third Floor Plan	LEV-00-GF-DR-A-1453 Rev P7	LEV-00-GF-DR-A-1453 Rev P9
Plots I & J - Proposed Roof Plan	LEV-00-GF-DR-A-1454 Rev P6	LEV-00-GF-DR-A-1454 Rev P8
Plot K - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1460 Rev P4	No change
Plot K - Proposed First Floor Plan	LEV-00-GF-DR-A-1461 Rev P4	No change
Plot K - Proposed Roof Plan	LEV-00-GF-DR-A-1462 Rev P4	No change
Plots L & M - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1470 Rev P2	No change
Plots L & M - Proposed First Floor Plan	LEV-00-GF-DR-A-1471 Rev P3	No change
Plots L & M - Proposed Second Floor Plan	LEV-00-GF-DR-A-1472 Rev P3	No change
Plots L & M - Proposed Roof Plan	LEV-00-GF-DR-A-1473 Rev P3	No change
Plot N - Proposed Ground Floor Plan	LEV-00-GF-DR-A-1480 Rev P5	LEV-00-GF-DR-A-1480 Rev P7
Plot N - Proposed First Floor Plan	LEV-00-GF-DR-A-1481 Rev P6	LEV-00-GF-DR-A-1481 Rev P8
Plot N - Proposed Second Floor Plan	LEV-00-GF-DR-A-1482 Rev P5	LEV-00-GF-DR-A-1482 Rev P7
Plot N - Proposed Third Floor Plan	LEV-00-GF-DR-A-1483 Rev P5	LEV-00-GF-DR-A-1483 Rev P7
Plot N - Proposed Fourth Floor Plan	LEV-00-GF-DR-A-1484 Rev P6	LEV-00-GF-DR-A-1484 Rev P8
Plot N - Proposed Roof Plan	LEV-00-GF-DR-A-1485 Rev P5	LEV-00-GF-DR-A-1485 Rev P7
Western Gateway - Proposed Landscape Plan	LEV-00-GF-DR-L-1500 Rev P5	No change

Canal Green - Proposed Landscape Plan	LEV-00-GF-DR-L-1501 Rev P5	No change
Holland Gardens - Proposed Landscape Plan	LEV-00-GF-DR-L-1502 Rev P4	No change
Neighbourhood Green - Proposed Landscape Plan	LEV-00-GF-DR-L-1503 Rev P5	No change
Eastern Gateway - Proposed Landscape Plan	LEV-00-GF-DR-L-1504 Rev P4	No change
Plot A - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1600 Rev P2	LEV-00-XX-DR-A-1600 Rev P3
Plot A - Proposed Courtyard Sections	LEV-00-XX-DR-A-1601 Rev P3	LEV-00-XX-DR-A-1601 Rev P4
Plot B - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1610 Rev P2	LEV-00-XX-DR-A-1610 Rev P3
B - Proposed Courtyard Sections	LEV-00-XX-DR-A-1611 Rev P3	LEV-00-XX-DR-A-1611 Rev P4
Plot C - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1620 Rev P3	LEV-00-XX-DR-A-1620 Rev P4
Plot C - Proposed Courtyard Sections	LEV-00-XX-DR-A-1621 Rev P2	LEV-00-XX-DR-A-1621 Rev P3
Plot D - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1630 Rev P2	LEV-00-XX-DR-A-1630 Rev P3
Plot D - Proposed Courtyard Sections	LEV-00-XX-DR-A-1631 Rev P2	LEV-00-XX-DR-A-1631 Rev P3
Plot E - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1640 Rev P3	LEV-00-XX-DR-A-1640 Rev P4
Plot E - Proposed Courtyard Sections	LEV-00-XX-DR-A-1641 Rev P2	LEV-00-XX-DR-A-1641 Rev P3
Plot F - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1650 Rev P2	LEV-00-XX-DR-A-1650 Rev P3
Plot F - Proposed Courtyard Sections	LEV-00-XX-DR-A-1651 Rev P3	LEV-00-XX-DR-A-1651 Rev P4
Plot G - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1660 Rev P2	LEV-00-XX-DR-A-1660 Rev P3
Plot G - Proposed Courtyard Sections	LEV-00-XX-DR-A-1661 Rev P3	LEV-00-XX-DR-A-1661 Rev P4
Plot H - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1670 Rev P2	LEV-00-XX-DR-A-1670 Rev P3
Plot H - Proposed Courtyard Sections	LEV-00-XX-DR-A-1671 Rev P2	LEV-00-XX-DR-A-1671 Rev P3
Plot I - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1680 Rev P3	LEV-00-XX-DR-A-1680 Rev P4
Plot I - Proposed Courtyard Sections	LEV-00-XX-DR-A-1681 Rev P5	LEV-00-XX-DR-A-1681 Rev P6
Plot J - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1690 Rev P3	LEV-00-XX-DR-A-1690 Rev P5
Plot J - Proposed Courtyard Sections	LEV-00-XX-DR-A-1691 Rev P2	LEV-00-XX-DR-A-1691 Rev P4
Plot K - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1700 Rev P2	LEV-00-XX-DR-A-1700 Rev P3
Plot K - Proposed Courtyard Sections	LEV-00-XX-DR-A-1701 Rev P3	LEV-00-XX-DR-A-1701 Rev P4
Plot L - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1710 Rev P3	LEV-00-XX-DR-A-1710 Rev P4
Plot L - Proposed Courtyard Sections	LEV-00-XX-DR-A-1711 Rev P3	LEV-00-XX-DR-A-1711 Rev P4
Plot M - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1720 Rev P3	LEV-00-XX-DR-A-1720 Rev P4

Plot M - Proposed Courtyard Sections	LEV-00-XX-DR-A-1721 Rev P3	LEV-00-XX-DR-A-1721 Rev P4
Plot N - Proposed Perimeter Elevations	LEV-00-XX-DR-A-1730 Rev P3	LEV-00-XX-DR-A-1730 Rev P4
Plot N - Proposed Courtyard Sections	LEV-00-XX-DR-A-1731 Rev P4	LEV-00-XX-DR-A-1731 Rev P5
GA Landscape Sections - 01	LEV-00-GF-DR-L-1800 Rev P4	No change
GA Landscape Sections - 02	LEV-00-GF-DR-L-1801 Rev P5	No change
GA Landscape Sections - 03	LEV-00-GF-DR-L-1802 Rev P4	No change
Building A - Elevation Study	LEV-00-XX-DR-A-2300 Rev P1	LEV-00-XX-DR-A-2300 Rev P2
Building E - Elevation Study	LEV-00-XX-DR-A-2301 Rev P2	LEV-00-XX-DR-A-2301 Rev P3
Building F - Elevation Study	LEV-00-XX-DR-A-2302 Rev P2	LEV-00-XX-DR-A-2302 Rev P3
Building J - Elevation Study	LEV-00-XX-DR-A-2303 Rev P2	LEV-00-XX-DR-A-2303 Rev P3
Building N - Elevation Study	LEV-00-XX-DR-A-2304 Rev P2	LEV-00-XX-DR-A-2304 Rev P3

Nature of change	Nature of change	Houses: reduction in floor to floor heights from 3m to 2.7m (per floor)	Apartment blocks E, J and N: Replacement of metal cladding at high level of Blocks E, J and N to a Brick	Apartment blocks Only: Change from pre-cast concrete soffit panel to apartment access decks to PPC pressed aluminium to all apartment blocks	Apartment blocks Only: Apartment Floor Area - reduction in access deck walkway widths and floor areas to all apartment blocks	Mews House Only: Replacement of metal cladding with a brick which retains the unique identity.	Houses Only: Canopies change from pre-cast concrete canopies to houses to PPC pressed aluminium clad canopies which retain the same size and form	Houses Only: Change from precast concrete cladding to brick detailing	Houses Only: Change pre-cast concrete dwelling garden dividers to the Canal Tow Path houses to brick walls retaining house numbering	Omission of 1 no Lift - blocks A & F Only
Sitewide Drawings										
LEV-00-GF-DR-A-1000	Site Location Plan									
LEV-00-GF-DR-A-1050	Existing Site Plan									
LEV-00-GF-DR-A-1200	Sitewide Masterplan - Ground Floor				x					x
LEV-00-GF-DR-A-1201	Sitewide Masterplan - First Floor				x					x
LEV-00-GF-DR-A-1202	Sitewide Masterplan - Second Floor				x					x
LEV-00-GF-DR-A-1203	Sitewide Masterplan - Third Floor				x					x
LEV-00-GF-DR-A-1204	Sitewide Masterplan - Fourth Floor				x					x
LEV-00-GF-DR-A-1205	Sitewide Masterplan - Roof				x					x
LEV-00-GF-DR-L-1250	Sitewide Landscape Plan - Illustrative									
LEV-00-GF-DR-L-1251	Sitewide Landscape Plan - Hardscape									
LEV-00-GF-DR-L-1252	Sitewide Landscape Plan - Softscape									
LEV-00-GF-DR-L-1253	Sitewide Landscape Plan - Tree removal									
LEV-00-GF-DR-L-1254	Sitewide Landscape General Arrangement									
LEV-00-XX-DR-A-1300	Sitewide Street Elevations - Sheet 1		x				x	x	x	
LEV-00-XX-DR-A-1301	Sitewide Street Elevations - Sheet 2		x			x	x	x	x	
GA Plans										
LEV-00-GF-DR-A-1400	Plots A & F - Proposed Ground Floor Plan				x					x
LEV-00-01-DR-A-1401	Plots A & F - Proposed First Floor Plan				x					x
LEV-00-02-DR-A-1402	Plots A & F - Proposed Second Floor Plan				x					x
LEV-00-03-DR-A-1403	Plots A & F - Proposed Third Floor Plan				x					x
LEV-00-04-DR-A-1404	Plots A & F - Proposed Fourth Floor Plan				x					x
LEV-00-05-DR-A-1405	Plots A & F - Proposed Roof Plan				x					x
LEV-00-GF-DR-A-1410	Plots B&G - Proposed Ground Floor Plan									
LEV-00-01-DR-A-1411	Plots B&G - Proposed First Floor Plan									
LEV-00-02-DR-A-1412	Plots B&G - Proposed Second Floor Plan									
LEV-00-03-DR-A-1413	Plots B&G - Proposed Roof Plan									
LEV-00-GF-DR-A-1420	Plots C&H - Proposed Ground Floor Plan									
LEV-00-01-DR-A-1421	Plots C&H - ProposedFirst Floor Plan									
LEV-00-02-DR-A-1422	Plots C&H - Proposed Second Floor Plan									
LEV-00-03-DR-A-1423	Plots C&H - Proposed Roof Plan									
LEV-00-GF-DR-A-1430	Plot D - Proposed Ground Floor Plan									
LEV-00-01-DR-A-1431	Plot D - Proposed First Floor Plan									
LEV-00-02-DR-A-1432	Plot D - Proposed Second Floor Plan									
LEV-00-03-DR-A-1433	Plot D - Proposed Roof Plan				x					x
LEV-00-GF-DR-A-1440	Plot E - Proposed Ground Floor Plan				x					x
LEV-00-01-DR-A-1441	Plot E - Proposed First Floor Plan				x					x
LEV-00-02-DR-A-1442	Plot E - Proposed Second Floor Plan				x					x
LEV-00-03-DR-A-1443	Plot E - Proposed Third Floor Plan				x					x
LEV-00-04-DR-A-1444	Plot E - Proposed Fourth Floor Plan				x					x
LEV-00-05-DR-A-1445	Plot E - Proposed Roof Plan				x					x
LEV-00-GF-DR-A-1450	Plots I & J - Proposed Ground Floor Plan				x					x
LEV-00-01-DR-A-1451	Plots I & J - Proposed First Floor Plan				x					x
LEV-00-02-DR-A-1452	Plots I & J - Proposed Second Floor Plan				x					x
LEV-00-03-DR-A-1453	Plots I & J - Proposed Third Floor Plan				x					x
LEV-00-04-DR-A-1454	Plots I & J - Proposed Roof Plan				x					x
LEV-00-GF-DR-A-1460	Plot K - Proposed Ground Floor Plan									
LEV-00-01-DR-A-1461	Plot K - Proposed First Floor Plan									
LEV-00-03-DR-A-1462	Plot K - Proposed Roof Plan									
LEV-00-GF-DR-A-1470	Plots L & M - Proposed Ground Floor Plan									
LEV-00-01-DR-A-1471	Plots L & M - Proposed First Floor Plan									
LEV-00-02-DR-A-1472	Plots L & M - Proposed Second Floor Plan									
LEV-00-03-DR-A-1473	Plots L & M - Proposed Roof Plan									
LEV-00-GF-DR-A-1480	Plot N - Proposed Ground Floor Plan				x					x
LEV-00-01-DR-A-1481	Plot N - Proposed First Floor Plan				x					x
LEV-00-02-DR-A-1482	Plot N - Proposed Second Floor Plan				x					x
LEV-00-03-DR-A-1483	Plot N - Proposed Third Floor Plan				x					x
LEV-00-04-DR-A-1484	Plot N - Proposed Fourth Floor Plan				x					x
LEV-00-05-DR-A-1485	Plot N - Proposed Roof Plan				x					x
LEV-00-GF-DR-L-1500	Western Gateway - Proposed Landscape Plan									
LEV-00-GF-DR-L-1501	Canal Green - Proposed Landscape Plan									
LEV-00-GF-DR-L-1502	Holland Gardens - Proposed Landscape Plan									
LEV-00-GF-DR-L-1503	Neighbourhood Green - Proposed Landscape Plan									

