Appendix D – Proposed Condition Wording – Planning Permission and Listed Building Consent

Planning condition 2: The development hereby approved shall be carried out in accordance with the following drawings and documents:	
a	The location plan referenced Site Location Plan 00-800, Existing Site Plan 00-801 and Proposed Site Plan 00-802
b	The drawings referenced: Demolition Lower Ground (Sadler's Yard) Level 1 01-811, Demolition Ground Floor Level 2 01-812, Demolition First Floor Level 3 01-813 Rev A, Demolition Second Floor Level 4 01-814 Rev A, Demolition Third Floor Level 5 01-815 Rev A, Demolition Fourth Floor Level 6 01-816 Rev A, Demolition Fifth Floor Level 7 01-817, Demolition Roof/Plant Deck Level 8 01-818, Demolition East Elevation 01-825, Demolition North Elevation 01-826, Demolition West Elevation 01-827, Demolition South Lightwell Elevation 01-828, Demolition Lower Ground (Sadler's Yard) Reflected Ceiling Plan Level 1 01-801, Demolition Ground Floor Reflected Ceiling Plan Level 2 01-802, Demolition First Floor Reflected Ceiling Plan Level 3 01-803, Demolition Second Floor Reflected Ceiling Plan Level 4 01-804, Demolition Third Floor Reflected Ceiling Plan Level 5 01-805, Demolition Fourth Floor Reflected Ceiling Plan Level 6 01-806 and Demolition fifth Floor Reflected Ceiling Plan Level 7 01-807;
c	General Arrangement Proposed Lower Ground (Sadler's Yard) Level 1 20-801 Rev C, General Arrangement Proposed Ground Floor Level 2 20-802 Rev C, General Arrangement Proposed First Floor Level 3 20-803 Rev B, General Arrangement Proposed Second Floor Level 4 20-804 Rev B, General Arrangement Proposed Third Floor Level 5 20-805 Rev B, General Arrangement Proposed Fourth Floor Level 6 20-806 Rev B, General Arrangement Proposed Fifth Floor Level 7 20-807 Rev B, General Arrangement Proposed Roof/Plant Deck Level 8 27-854 revA, 20-808 Rev B. Proposed East Elevation 20-825, Proposed North Elevation 20-826 Rev B, Proposed West Elevation 20-827 Rev A, Proposed South Atrium Elevation 20-828, Proposed Section A-A 20-835, Proposed Section B-B 20-836 Rev A, Sadler's Yard Elevation Study 20-840 Rev A, Mayes Street Elevation Study 20-841 Rev A and Roof Terrace Elevation Study 20-843;
d	Dantzic Street East Elevation Making Good/Fabric Analysis Proposed 21-825, Mayes Street North Elevation Making Good/Fabric Analysis Proposed 21-826 Rev A, Sadler's Yard West Elevation Making Good/Fabric Analysis Proposed 21-827, Lightwell Elevations Making good/Fabric Analysis Proposed 21-828, Dantzic Street East Elevation Making Good/Fabric Analysis Existing 21-835, Mayes Street North Elevation Making Good/Fabric Analysis Existing 21-836, Sadler's Yard West Elevation Making Good/Fabric Analysis Existing 21-837 Lightwell Elevations Making good/Fabric Analysis Existing 21-838, Sadler's Yard Elevation - External Wall Details 21-850 Rev A Mayes Street - External Wall Details 21-855 and Roof Terrace - External Wall Details 21-865 Rev A;
e	Proposed Internal Walls General Arrangement Lower Ground (Sadler's Yard) Level 1 22-801, Proposed Internal Walls General Arrangement Ground Floor Level 2 22-802, Proposed Internal Walls General Arrangement First Floor Level 3 22-803, Proposed Internal Walls - General Arrangement First Second Floor Level 4 22-804, Proposed Internal Walls - General Arrangement Third Floor Level 5 22-805 Proposed Internal Walls - General Arrangement Fourth Floor Level 6 22-806, Proposed Internal Walls - General Arrangement Fifth Floor Level 7 22-807, Proposed Internal Wall Types 22-851 Rev A, Proposed Internal Wall Interface Details 01 22-860 and Proposed Internal Wall Interface Details 02 22-861

f	Sadler's Yard Stair Core A - Demolition Elevations (1 of 2) 24-815, Sadler's Yard Stair Core A - Demolition Elevations (2 of 2), Dantzic Street Stair Core B - Demolition Elevations (1 of 2) 24-820, Dantzic Street Stair Core B - Demolition Elevations (2 of 2), Sadler's Yard Stair Core A – Proposed Elevations (1 of 2) 24-825, Sadler's Yard Stair Core A - Proposed Elevations (2 of 2) 24- 826, Sadler's Yard Stair Core A - Proposed Balustrading - General Arrangement 24-827 Rev A, Dantzic Street Stair Core B - Proposed Elevations (1 of 2) 24-830, Dantzic Street Stair Core B - Proposed Elevations (2 of 2), Dantzic Street Stair Core B – Proposed Ballustrading - General Arrangement 24-837, Sadler's Yard Stair Core A - Details 24- 850, Dantzic Street Stair Core B - Details 24-860 and New Office Accommodation Stair - Details 24-870 rev A; Stair Core B Final Exit 6113-32-515
g	Roof Details - Roof Terrace 27-851, Roof Details - plant screen 27-852 Rev B, Roof Details - Lift Overrun 27-853 and Roof Details - AOV & Riser Overrun- 27-854revA
h	Window Types 31-801 Rev A, Window Types 31-802 Rev B, Window Types 31-803, Window Types 31-804 Rev A, Window Schedule 31-901, Window Types: Proposed East Elevation 31-825, Window Types: Proposed North Elevation 31-826 Rev A, Window Types: Proposed West Elevation 31-827 Rev A, and Window Types: Proposed South Atrium Elevation 31-828
i	Jamb / Cill / Head Detail - Lower Ground Floor 31-851, Jamb / Cill / Head Detail - Typical Upper 31-852, Jamb / Cill / Head Detail - Fifth Floor 31-853 Rev B and Window Types: Proposed West Elevation 31-827;
j	Proposed Door Types Internal 32-810 Rev B and Proposed Door Types External 32-820 Rev A.
k	Raised Access Floor General Arrangement - Ground Floor 33-802 Rev B, Raised Access Floor General Arrangement - First/Second/Third/Fourth (Typical) Floor 33-803 and Raised Access Floor General Arrangement - Fifth Floor 33-805
l	Proposed Lower Ground (Sadler's Yard) Reflected Ceiling Plan Level 1 35-111 revC, 35-112 revC ~~35-821~~, Proposed Ground Floor Reflected Ceiling Plan Level 2 35-601 revA 35-822 Rev B, Proposed First Floor Reflected Ceiling Plan Level 3 35-823, Proposed Second Floor Reflected Ceiling Plan Level 4 35-824 Proposed Third Floor Reflected Ceiling Plan Level 5 35-825, Proposed Fourth Floor Reflected Ceiling Plan Level 6 35-826 Proposed Fifth Floor Reflected Ceiling Plan Level 7 35-827, Lower Ground (Sadler's Yard) Wall Finishes General Arrangement Level 1 42-801 Rev B Ground Floor Wall Finishes General Arrangement Level 2 42-802 Rev B, First Floor Wall Finishes General Arrangement 42-803 Rev A Second Floor Wall Finishes General Arrangement 42-804 Rev A, Third Floor Wall Finishes General Arrangement 42-805 Rev A, Fourth Floor Wall Finishes General Arrangement Level 6 42-806 Rev A and Fifth Floor Wall Finishes General Arrangement Level 7 42-807 Rev A;
m	Lower Ground (Sadler's Yard) Floor Finishes General Arrangement 43-801, Ground Floor - Floor Finishes General Arrangement 43-802 Rev B First Floor - Floor Finishes General Arrangement 43-803, Second Floor - Floor Finishes General Arrangement 43-804, Third Floor - Floor Finishes General Arrangement 43- 805, Fourth Floor - Floor Finishes General Arrangement 43-806 and Fifth Floor – Floor Finishes General Arrangement 43-807;
n	General Vehicle Access Proposed Site Layout 71-802;
o	WC Elevation - Levels 03-06 - AWC 74-805, WC Elevations - Levels 03-06 – CORE A sheet 1 74-810, WC Elevations - Levels 03-06 - CORE A sheet 2 74-811, WC Elevations - Levels 03-06 - CORE B sheet 1 74-815 and WC Elevations - Levels 03-06 - CORE B sheet 2 74-816;
p	Construction Phase Health, Safety & Environmental Plan, Redfern Building, Dantzic Street, Manchester(Issue Date: 10/08/2017 Issue No. 03 Form No. F-HS 033) and Russells Noise and Vibration Control Plan (Redfern);

q	Scaffolding Dwgs HS4743-1B, 2C, 3B and 4 (subject to holes in bricks and joints being repaired with matching materials);
r	Tenant Fit-Out Guide of Redfern, NOMA Manchester April 2020 Prepared by Russell Smith;
s	Refuse arrangements for Offices (B1) and (A1) as set out in Redfern Waste Proforma dated 12 September 2018 and response to the statutory consultee comments document attached to Deloitte's e-mail dated 25-10-18;
t	The Conservation Strategy - Repair and Cleaning of Externals: Roof coverings and Features; Parapets; Masonry Cladding received by the City Council as local planning authority on 3rd November 2018;
u	The Conservation Strategy - Internals: Ceiling Soffits, Internal walls and Floor Coverings received by the City Council as local planning authority on 14th September 2018;
v	The Conservation Strategy - Basement Partitions received by the City Council as local planning authority on 14th September 2018;
w	The Conservation Strategy - Manumarble Staircase and Lifts received by the City Council as local planning authority on 14th September 2018;
x	Materials Schedule dated April 2020 as agreed on 30 April 2020 by the City Council as local planning authority
y	The Noise Impact Assessment Report referenced 24688/NIA1 Revision 2 prepared by Hann Tucker Associates and dated 6th November 2018 in relation to the office uses;
z	Measures within the Energy Strategy Statement prepared by Crookes Walker Consulting and Environmental Standards Statement by AL received by the City Council as local planning authority on 14th September 2018;
aa	Level 2 Historic Building Record prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 20th November 2018;
bb	Window Survey by Window Repair Company Rev 01 received by the City Council as local planning authority on 14th September 2018; and
cc	Redfern Building, Listed Building Structural Report, Curtins Ref: 068952-CUR-00-XX-RP-S-001, Revision: V02, Issue Date: 13 September 2018
Planning Conditions 3 Materials	
3	The development shall be implemented in accordance with items 1 to 8 of the materials schedule as received and agreed by the City Council as local planning authority on 30 April 2020.
Listed Building Condition 2: The development hereby approved shall be carried out in accordance with the following drawings and documents:	
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f	Sadler's Yard Stair Core A - Demolition Elevations (1 of 2) 24-815, Sadler's Yard Stair Core A - Demolition Elevations (2 of 2), Dantzic Street Stair Core B - Demolition Elevations (1 of 2) 24-820, Dantzic Street Stair Core B - Demolition Elevations (2 of 2), Sadler's Yard Stair Core A – Proposed Elevations (1 of 2) 24-825, Sadler's Yard Stair Core A - Proposed Elevations (2 of 2) 24- 826, Sadler's Yard Stair Core A - Proposed Balustrading - General Arrangement 24-827 Rev A, Dantzic Street Stair Core B - Proposed Elevations (1 of 2) 24-830, Dantzic Street Stair Core B - Proposed Elevations (2 of 2), Dantzic Street Stair Core B – Proposed Ballustrading - General Arrangement 24-837, Sadler's Yard Stair Core

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