

Our Ref – JW/MCC-22_11_19

22 November 2019

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For the attention of: Lucy Harrison

Planning Portal Ref: PP-08311544

Dear Lucy

Planning Application: 111719/FO/2016/C1
Owen Street - Full Planning Application for entrance lobby introduction
in Tower C currently under construction pursuant to Planning
Permission 111719/FO/2016/C1

Please find enclosed a full planning application submitted under the Town and Country Planning Act 1990 (as amended) for the:

1. Introduction of entrance lobby to the ground floor of Tower C, currently under construction pursuant to planning permission ref: 111719/FO/2016/C1. To incorporate an attractive entrance facility off the river terrace.

Planning History

Planning Permission 111719/FO/2016/C1 was granted on 4 July 2016 for the following description of development:

"Construction of four residential buildings, ancillary amenity building for residential accommodating a tennis court, swimming pool and gym facilities (Use Class C3), ground floor retail units (Use Classes A1, A2, or A3), amenity space for residents within residential buildings, new public realm and landscaping, basement car parking and related highway, access, servicing, engineering and associated works."

The proposed development is currently under construction.

1. Proposed Description of Development

It is proposed that the ground floor retail unit 3B to Tower C, which is currently under construction pursuant to planning permission ref: 111719/FO/2016/C1, be amended to accommodate an entrance lobby

The Description of Development is:

“Internal alteration to ground floor of Tower C to introduce an entrance lobby”

We request the inclusion of a condition that links this application to the wider planning permission for the development and suggest the following wording:

“The Proposed Development must only be carried out pursuant to Planning Application Reference 111719/FO/2016/C1”

Justification

This desirable location creates the opportunity to introduce an impressive entrance lobby to increase the connectivity between residents and this attractive landscaped riverside. The proposed introduction of this entrance lobby does reduce the extent of retail unit 3B. However, the scheme’s retail presence remains strong with nearby units 7, 3A and other outlets off the plaza nearby.

The planning approval is based on this area being retail space. Therefore the introduction of a entrance lobby in this location would not result in any additional planning impacts that were not considered as part of the consented scheme.

The Submission

The application comprises this covering letter and the following documentation:

Item	Document Reference	Document Description
1	001_7359-A-DRG-PL-G000-2099	GA Plan., Site Plan, Ground Floor (Approved Planning Drawing)
2	002_7359-A-DRG-PL-G100-6032	Red line Site Plan, Retail Unit 3B
3	003_7359-A-DRG-PL-G200-4301	GA Elevation E-01 / E-03 Tower C Owen St / Medlock
4	004_Introduced_Entrance_Lobby_Expl anatory_Note_20_Nov_19	Introduced Entrance Lobby Explanatory Note
5	005_Servicing Strategy_Rev_003_20_Nov_19	Servicing Strategy Rev 003 20 Nov 19
6	006_Z3-FAC-A180-Rp-XX-003	Internal Sound Review – Residential Areas
7	007_Z3-FAC-A180-Rp_XX-004	Internal Sound Insulation Design Review, Block

		E and Ancillary Spaces
8	008_7359-Z2-SHP-G300-SE-XX-202 Rev D01	Acoustic Strategy – Sections – Sheet 2
9	As description	Completed Application Form

We trust you have all the information required to make a decision on the proposed application but please do not hesitate to contact us should there be any queries.

Yours sincerely

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For and on Behalf of Renaker Build Limited

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Development Manager

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