

Our Ref – JW/MCC-15_11_19

15 November 2019

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For the attention of: Lucy Harrison

Planning Application: 111719/FO/2016/C1
Owen Street, Manchester
Conditions 14, 30, 31, 41(b), 44

Dear Sirs,

In relation to the above planning application please see below responses and enclosures as applicable to the noted conditions.

Condition 14 – Phasing (All Phases)

Enclosed the following phasing plans to fully discharge this condition in relation to all phases:

- Ground Level All Phases Delivery Zones - RBL Z1(88)GF 001
- Lower Ground Phase 1 Delivery Zone- RBL Z1(86)LG 001
- Basement 1 Phase 1 Delivery Zone- RBL Z1(86)B1 001
- Basement 2 Phase 1 Delivery Zone- RBL Z1(86)B2 001
- Lower Ground Phase 2 Delivery Zone- RBL Z1(87)LG 001
- Basement 1 Phase 2 Delivery Zone- RBL Z1(87)B1 001
- Basement 2 Phase 2 Delivery Zone- RBL Z1(87)B2 001
- Lower Ground Phase 3 Delivery Zone- RBL Z1(94)LG 001
- Basement 1 Phase 3 Delivery Zone- RBL Z1(94)LG 001
- Basement 2 Phase 3 Delivery Zone- RBL Z1(94)B2 001

The phasing remains the same as previously submitted for levels below ground. At ground level we have issued a combined phasing drawing (covering all phases) that illustrates that phase 02 has now been split in phases 2A & 2B

Condition 30 – Sustainable Drainage Scheme (Phases 2A & 2B)

The following documents are enclosed to fully discharge this condition in relation to phases 2A and 2B:

- Photographic evidence to verify sustainable drainage installation
- As built drawings (2Nr)
- Maintenance and management plan

Condition 31 - Flood Risk Assessment (Phases 2A, 2B & 3)

In relation to part i) of this condition we confirm that in line with section 6 of the FRA:

- That all ground floor levels on the scheme are above 32.15m AOD. Refer to enclosed schedule of FFLs & SSLs (Document reference Z1-SHP-G100-Sc_XX-001 P05)
- The lowest floor level for residential purposes is 36.65m AOD. There is no residential accommodation below Mezzanine level which has a FFL of 36.65m AOD. Refer to enclosed schedule of FFLs & SSLs (Document reference Z1-SHP-G100-Sc_XX-001 P05)
- The public realm levels have generally been set at a level which is higher than the 1 in 100 year plus climate flood level (equates to 28.74m AOD). The enclosed hard landscaping drawings illustrate this:
 - Z1-TPM-G710-PL-XX-2289 102 P19 – Landscape Hardworks (1 of 3)
 - Z1-TPM-G710-PL-XX-2289 103 P19 – Landscape Hardworks (2 of 3)
 - Z1-TPM-G710-PL-XX-2209 104 P19 – Landscape Hardworks (3 of 3)

In relation to part ii) of this condition, we enclose highlighted plan identifying design provisions in place to ensure pedestrian safety in flood condition

To address part iii) of this condition, we enclose flood emergency evacuation plan

The above information is submitted to fully discharge parts i), ii) and iii) of this condition in relation to phases 2A, 2B and 3

Condition 41 (b) – Television Reception Study (Phases 2A & 2B)

Enclosed television baseline and post construction survey report to fully discharge this condition in relation to phases 2A and 2B

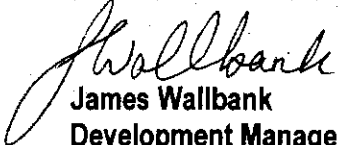
Condition 44 Breeam Accreditation (Phase 01)

Enclosed Breeam certification to verify that the retail units (4 & 5) within phase 01 have achieved the required 'Very Good' rating. This submission is made to fully discharge this condition in relation to phase 01

Based on the above and the enclosures can MCC please review and confirm discharge of respective conditions accordingly

Yours faithfully

For and on Behalf of Renaker Build Limited



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