MANCHESTER CITY COUNCIL

Planning

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Manchester M60 2LA

Miss Rosanna Cohen
Nexus Planning
2 Castle Street
Castlefield
Manchester
M3 4LZ

Date: 2 May 2019

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 123285/NMC/2019
Description: Non-Material Amendment to planning permission 110184/FO/2015/S1 to allow for design alterations and changes to proposed materials
Location: Owens Park, Wilmslow Road, Manchester, M14 6HD

I refer to your application for a non-material amendment to planning permission reference 110184/FO/2015/S1.

The proposed amendments relate to the following:
- PPC metal louvers to match curtain walling frames colour, previously glass louvres were approved
-Flush PPC metal external doors to the switch rooms, previously PPC louvres were approved
- Window Types 04 & 08 to be top hung, previously approved side hung
- Block 108 entrance surround reverting to originally approved brickwork, green cladding panels were subsequently approved
- Block 108 amendment to curtain walling to laundry
- External fins on Block 108 to be anodised aluminium, previously timber approved.
- Block 151 amendment to flue position
- Mill Finish Aluminium for all rainwater goods
- Change of air brick manufacturer, same basic colours
- Change to louvre cladding reference due to alternative manufacturer for Energy Centre only
- Replacement of sedum roof with composite panels on the bin stores

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed amendments as set out in the supporting information and drawings would have no material impact either individually or cumulatively upon the approved development or upon the levels of visual and residential amenity enjoyed within the vicinity of the site.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 110184/FO/2015/S1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 110184/FO/2015/S1 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

4) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Drawings:
P05 P00_00_(0-)_Z0_A_002 Proposed Site Redline Plan; P11 P00_00_(0-)_Z0_A_005 Demolitions Plan; P02 P00_00_(0-)_Z0_A_030 Existing Site Section; P02 P00_00_(0-)_Z0_A_031 Existing Site Section; P01 P00_00_(0-)_Z0_A_300 Proposed Site Section Along Wilmslow Road; P01 P00_00_(0-)_Z0_A_301 Proposed Site Section Along Moseley Road; P01 P00_00_(0-)_Z0_A_302 Proposed Site Section Along Whitworth Lane; P01 P00_00_(0-)_Z0_A_303 Proposed Site Section Along The Northern Site Boundary; P01 P00_00_(0-)_Z0_A_304 Proposed Site Section Along The Eastern Site Boundary of P1A; P02 P00_00_(0-)_Z0_A_305 Proposed Site Section Along The Southern Site Boundary of P1A; P02 P00_00_(0-)_Z0_A_306 Proposed Site Section Along The Western Site Boundary of P1A; P01 P00_00_(0-)_Z0_A_307 Proposed Site Section Through the Village Green Looking East; P01 P00_00_(0-)_Z0_A_308 Proposed Site Section Through the Village Green Looking West; P01 P00_00_(0-)_Z0_A_309 Proposed Site Section Along the Primary E-W Circulation Route Looking North; P01 P00_00_(0-)_Z0_A_310 Proposed Site Section Along the Primary E-W Circulation Route Looking South; P01 P00_00_(0-)_Z0_A_311 Proposed Site Sections in Phase 1B; P01 P00_00_(0-)_Z0_A_901 Masterplan - Ground Floor Plan; P10 P00_00_(0-)_Z0_A_902 Masterplan - Typical upper Floor Plan; P07 P00_00_(0-)_Z0_A_903 Masterplan - Roof Plan; P06 P00_00_(0-)_Z0_A_910 Masterplan Phasing - Existing; P06 P00_00_(0-)_Z0_A_911 Masterplan Phasing - Phase 1a; P05 P00_00_(0-)_Z0_A_912 Masterplan Phasing - Phase 1a Townhouses; P05 P00_00_(0-)_Z0_A_913 Masterplan Phasing - Phase 1b; P05 P00_00_(0-)_Z0_A_914 Masterplan Phasing - Phase 2; P04 P1A_00_(0-)_Z0_A_001 Masterplan - Phase 1a Existing Plan; P03 P1A_00_(0-)_Z0_A_900 Masterplan - Phase 1a Ground Floor Plan; P04 P1A_00_(0-)_Z0_A_901 Masterplan - Phase 1a Typical Floor Plan; P04 P1A_00_(0-)_Z0_A_902 Masterplan - Phase 1a Roof Plan; P03 P1B_00_(0-)_Z0_A_001 Masterplan - Phase 1b Existing Plan 1:500 P03 P1B_00_(0-)_Z0_A_900 Masterplan - Phase 1b Ground Floor Plan; P05 P1B_00_(0-)_Z0_A_901 Masterplan - Phase 1b Typical Floor Plan; P05 P1B_00_(0-)_Z0_A_902 Masterplan - Phase 1b Roof Plan; P04 P02_00_(0-)_Z0_A_001 Masterplan - Phase 2 Existing Plan; P01 P02_00_(0-)_Z0_A_902 Masterplan - Phase 2 Parameter Plan; P04 P1A_01_(0-)_Z0_A_200 Ground Floor Plan - Building 101; P01 P1A_01_(0-)_Z0_A_201 First Floor Plan - Building 101; P01 P1A_01_(0-)_Z0_A_202 Second Floor Plan - Building 101; P01 P1A_01_(0-)_Z0_A_203 Third Floor Plan - Building 101; P01 P1A_01_(0-)_Z0_A_204 Roof Plan - Building 101; P01 P1A_02_(0-)_Z0_A_200 Ground Floor Plan - Building 102; P01 P1A_02_(0-)_Z0_A_201 First Floor Plan - Building 102; P01 P1A_02_(0-)_Z0_A_202 Second Floor Plan - Building 102; P01 P1A_02_(0-)_Z0_A_203 Third Floor Plan - Building 102; P01 P1A_02_(0-)_Z0_A_204 Roof Plan - Building 102; P01 P1A_03_(0-)_Z0_A_200 Ground Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_201 First Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_202 Second Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_203 Third Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_204 Fourth Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_205 Fifth Floor Plan - Building 103; P02 P1A_03_(0-)_Z0_A_206 Roof Plan - Building 103; P01 P1A_04_(0-)_Z0_A_200 Ground Floor Plan - Building 104; P01 P1A_04_(0-)_Z0_A_201 First Floor Plan - Building 104; P01 P1A_04_(0-)_Z0_A_202 Second Floor Plan - Building 104; P01 P1A_04_(0-)_Z0_A_203 Third Floor Plan - Building 104; P01 P1A_04_(0-)_Z0_A_204 Roof Plan -

Building 104; P01 P1A_05_(0-)_Z0_A_200 Ground Floor Plan - Building 105; P01 P1A_05_(0-)_Z0_A_201 First Floor Plan - Building 105; P01 P1A_05_(0-)_Z0_A_202 Second Floor Plan - Building 105; P01 P1A_05_(0-)_Z0_A_203 Third Floor Plan - Building 105; P01 P1A_05_(0-)_Z0_A_204 Roof Plan -Building 105; P01 P1A_06_(0-)_Z0_A_200 Ground Floor Plan - Building 106; P01 P1A_06_(0-)_Z0_A_201 First Floor Plan - Building 106; P01 Architectural DP1A_06_(0-)_Z0_A_202 Second Floor Plan - Building 106; P01 P1A_06_(0-)_Z0_A_203 Third Floor Plan - Building 106; P01 P1A_06_(0-)_Z0_A_204 Roof Plan - Building 106; P01 P1A_07_(0-)_Z0_A_200 Ground Floor Plan - Building 107; P01 P1A_07_(0-)_Z0_A_201 First Floor Plan - Building 107; P01 P1A_07_(0-)_Z0_A_202 Second Floor Plan - Building 107; P01 P1A_07_(0-)_Z0_A_203 Third Floor Plan - Building 107; P01 P1A_07_(0-)_Z0_A_204 Roof Plan - Building 107; P01 P1A_08_(0-)_Z0_A_200 Ground Floor Plan - Building 108; P01 P1A_08_(0-)_Z0_A_201 First Floor Plan - Building 108; P01 P1A_08_(0-)_Z0_A_202 Second Floor Plan - Building 108; P01 P1A_08_(0-)_Z0_A_203 Third Floor Plan - Building 108; P01 P1A_08_(0-)_Z0_A_204 Roof Plan - Building 108; P01 P1A_20_(0-)_Z0_A_200 Ground Floor Plan - Building 120; P01 P1A_20_(0-)_Z0_A_201 First Floor Plan - Building 120; P01 P1A_20_(0-)_Z0_A_202 Second Floor Plan - Building 120; P01 P1A_20_(0-)_Z0_A_203 Third Floor Plan - Building 120; P01 P1A_20_(0-)_Z0_A_204 Roof Plan - Building 120; P01 P1A_21_(0-)_Z0_A_200 Ground Floor Plan - Building 121; P01 P1A_21_(0-)_Z0_A_201 First Floor Plan - Building 121; P01 P1A_21_(0-)_Z0_A_202 Second Floor Plan - Building 121; P01 P1A_21_(0-)_Z0_A_203 Third Floor Plan - Building 121; P01 P1A_21_(0-)_Z0_A_204 Roof Plan - Building 121; P01 P1A_50_(0-)_Z0_A_200 Ground Floor Plan - CPU & Energy Centre - Building 150 & 151; P01 P1A_50_(0-)_Z0_A_201 First Floor Plan - CPU & Energy Centre - Building 150 & 151; P01 P1A_50_(0-)_Z0_A_202 Roof Plan - CPU & Energy Centre -- Building 150 & 151; P01 P1A_52_(0-)_Z0_A_200 Ground, First Floor Plans and Roof Plan - Building 152; P01 P1A_60_(0-)_Z0_A_200 CPU electrical substation - Building 160; P01 P1B_01_(0-)_Z0_A_200 Ground Floor Plan - Building 201; P01 P1B_01_(0-)_Z0_A_201 First Floor Plan - Building 201; P02 P1B_01_(0-)_Z0_A_202 Second Floor Plan - Building 201; P01 P1B_01_(0-)_Z0_A_203 Third Floor Plan - Building 201; P01 P1B_01_(0-)_Z0_A_204 Roof Plan - Building 201; P01 P1B_02_(0-)_Z0_A_200 Ground Floor Plan - Building 202; P01 P1B_02_(0-)_Z0_A_201 First Floor Plan - Building 202; P01 P1B_02_(0-)_Z0_A_202 Second Floor Plan - Building 202; P01 P1B_02_(0-)_Z0_A_203 Third Floor Plan - Building 202; P02 P1B_02_(0-)_Z0_A_204 Fourth Floor Plan - Building 202; P01 P1B_02_(0-)_Z0_A_205 Fifth Floor Plan - Building 202; P01 P1B_02_(0-)_Z0_A_206 Roof Plan - Building 202; P01 P1B_03_(0-)_Z0_A_200 Ground Floor Plan - Building 203; P01 P1B_03_(0-)_Z0_A_201 First Floor Plan - Building 203; P01 P1B_03_(0)_Z0_A_202 Second Floor Plan - Building 203; P01 P1B_03_(0-)_Z0_A_203 Third Floor Plan - Building 203; P01 P1B_03_(0-)_Z0_A_204 Roof Plan - Building 203; P02 P1B_04_(0-)_Z0_A_200 Ground Floor Plan - Building 204; P01 P1B_04_(0-)_Z0_A_201 First Floor Plan - Building 204; P01 P1B_04_(0-)_Z0_A_202 Second Floor Plan - Building 204; P01 P1B_04_(0-)_Z0_A_203 Third Floor Plan - Building 204; P01 P1B_04_(0-)_Z0_A_204 Roof Plan - Building 204; P01 P1B_20_(0-)_Z0_A_200 Ground Floor Plan - Building 220; P01 P1B_20_(0-)_Z0_A_201 First Floor Plan - Building 220; P02 P1B_20_(0-)_Z0_A_202 Second Floor Plan - Building 220; P01 P1B_20_(0-)_Z0_A_203 Third Floor Plan - Building 220; P01 P1B_20_(0-)_Z0_A_204 Roof Plan - Building 220; P01 P1B_21_(0-)_Z0_A_200 Ground Floor Plan - Building 221; P01 P1B_21_(0-)_Z0_A_201 First Floor Plan - Building 221; P01 P1B_21_(0-)_Z0_A_202 Second Floor Plan - Building 221; P01 P1B_21_(0-)_Z0_A_203 Third Floor Plan - Building 221; P01 P1B_21_(0-)_Z0_A_204 Roof Plan - Building 221; P01 P1B_30_(0-)_Z0_A_200 Plans - Wardens Accommodation - Building 230; P01 P1B_50_(0-)_Z0_A_200 Ground Floor Plan - Central Hub - Building 250; P01 P1B_50_(0-)_Z0_A_201 First Floor Plan - Central Hub - Building 250; P01 P1B_50_(0-)_Z0_A_202 Roof Plan - Central Hub - Building 250; P01 P1B_60_(0-)_Z0_A_200 Central Hub electrical substation - Building 260; P02 (0-) GA Sections line P1A_03_(0-)_Z0_A_301 Building 103 - Typical Section through flat roof - 6 storeys; P01 P1A_05_(0-)_Z0_A_301 Building 105 - Typical Section

through flat roof ; P01 P1A_05_(0-)_Z0_A_303 Building 105 - Typical Section through pitched roof ; P01 P1A_08_(0-)_Z0_A_300 Building 108 - Typical Section through gable end; P01 P1A_20_(0)_Z0_A_300 Building 120 - Typical Townhouse Section; P01 P1A_50_(0-)_Z0_A_300 Building 150 - CPU Section; P01 P1B_50_(0-)_Z0_A_300 Building 25 - Central Hub Sections - Sheet 1a; P01 P1B_50_(0-)_Z0_A_301 Building 250 - Central Hub Sections - Sheet 1b ; P01 P1B_50_(0-)_Z0_A_302 Building 250 - Central Hub Sections - Sheet 2; P01 P1A_20_(0-)_Z0_A_400 Unwrapped Elevations - Building 120 - Sheet 1; P01 P1A_20_(0-)_Z0_A_401 Unwrapped Elevations - Building 120 - Sheet 2; P01 P1A_21_(0-)_Z0_A_400 Unwrapped Elevations - Building 121 - Sheet 1; P01 P1A_21_(0-)_Z0_A_401 Unwrapped Elevations - Building 121 - Sheet 2; P01 P1A_52_(0-)_Z0_A_400 Unwrapped Elevations - Building 152 - Energy Centre - Phase 1B; P01 P1B_01_(0-)_Z0_A_400 Unwrapped Elevations - Building 201 - Sheet 1; P01 P1B_01_(0-)_Z0_A_401 Unwrapped Elevations - Building 201 - Sheet 2; P01 P1B_02_(0-)_Z0_A_400 Unwrapped Elevations - Building 202 - Sheet 1 ; P01 P1B_02_(0-)_Z0_A_401 Unwrapped Elevations - Building 202 - Sheet 2; P01 P1B_03_(0-)_Z0_A_400 Unwrapped Elevations - Building 203 - Sheet 1; P01 P1B_03_(0-)_Z0_A_401 Unwrapped Elevations - Building 203 - Sheet 2; P01 P1B_04_(0-)_Z0_A_400 Unwrapped Elevations - Building 204 - Sheet 1; P01 P1B_04_(0-)_Z0_A_401 Unwrapped Elevations - Building 204 - Sheet 2; P01 P1B_04_(0-)_Z0_A_402 Unwrapped Elevations - Building 204 - Sheet 3; P01 P1B_20_(0-)_Z0_A_400 Unwrapped Elevations - Building 220 - Sheet 1; P01 P1B_20_(0-)_Z0_A_401 Unwrapped Elevations - Building 220 - Sheet 2; P01 P1B_21_(0-)_Z0_A_400 Unwrapped Elevations - Townhouse 221 - Sheet 1; P02 P1B_30_(0-)_Z0_A_400 Unwrapped Elevations - Building 230 - Wardens Accommodation; P01 P1B_50_(0-)_Z0_A_400 Unwrapped Elevations - Building 250 - Central Hub - Sheet 1; P01 P1B_50_(0-)_Z0_A_401 Unwrapped Elevations - Building 250 - Central Hub - Sheet 2; P01 (21) External Wall Details; P00_00_(21)_Z0_A_400 Bay Elevation - Townhouses Typical Elevation 1; P02 P00_00_(21)_Z0_A_401 Bay Elevation - Townhouses Typical Elevation 2; P02 P1A_00_(21)_Z0_A_400 Bay Elevation - Phase 1A Typical Elevation 1; P01 P1A_00_(21)_Z0_A_401 Bay Elevation - Phase 1A Typical Elevation 2; P01 P1A_00_(21)_Z0_A_402 Bay Elevation - Phase 1A Typical Elevation 3; P01 P1B_00_(21)_Z0_A_400 Bay Elevation - Phase 1B Typical Elevation 1; P01 P1B_00_(21)_Z0_A_401 Bay Elevation - Phase 1B Typical Elevation 2; P01 P1B_00_(21)_Z0_A_402 Bay Elevation - Phase 1B Typical Elevation 3; P01 Landscape drawings
P00_00_(0-)_Z0_L_211 Landscape Masterplan - Colour P03; P1A_00_(0-)_Z0_L_200 Phase 1A Landscape Masterplan P02; P1A_00_(0)_Z0_L_201 Phase 1A+ Landscape Masterplan P02; P1B_00_(0-)_Z0_L_200 Phase 1B Landscape Masterplan P01; P00_00_(0-)_Z0_L_214 Tree Constraints Plan P02; P00_00_(0-)_Z0_L_210 Overall Site Context Plan P01; P00_00_(0-)_Z0_L_202 Boundary Treatment P02; P00_00_(0-)_Z0_L_203 Pedestrian and Cycle Strategy P01; P00_00_(0-)_Z0_L_205 Emergency Access Strategy P01; P00_00_(0-)_Z0_L_207 Planting Strategy Plan P01; P1A_00_(0-)_Z0_L_241 Phase 1A General Arrangement Sheet 1 of 5 P02; P1A_00_(0-)_Z0_L_242 Phase 1A General Arrangement Sheet 2 of 5 P02; P1A_00_(0-)_Z0_L_243 Phase 1A General Arrangement Sheet 3 of 5 P02; P1A_00_(0-)_Z0_L_244 Phase 1A general arrangement Sheet 4 of 5 P02; P1A_00_(0-)_Z0_L_245 Phase 1A General Arrangement Sheet 5 of 5 P02; P1A_00_(0-)_Z0_L_246 Phase 1A+ General Arrangement 1:200 A0 P02; P1B_00_(0-)_Z0_L_241 Phase 1B General Arrangement Sheet 1 of 4 P01; P1B_00_(0-)_Z0_L_242 Phase 1B General Arrangement Sheet 2 of 4 P02; P1B_00_(0-)_Z0_L_243 Phase 1B General Arrangement Sheet 3 of 4 P01; P1B_00_(0-)_Z0_L_244 Phase 1B General Arrangement Sheet 4 of 4 P01; Phase 1A Planting Plans P1A_00_(0-)_Z0_L_251 Phase 1A Planting Plan Sheet 1 of 5 P03; P1A_00_(0-)_Z0_L_252 Phase 1A Planting Plan Sheet 2 of 5 P03 P1A_00_(0-)_Z0_L_253 Phase 1A Planting Plan Sheet 3 of 5 P01; P1A_00_(0-)_Z0_L_254 Phase 1A Planting Plan Sheet 4 of 5 P03; P1A_00_(0-)_Z0_L_255 Phase 1A Planting Plan Sheet 5 of 5 P03; P1A_00_(0-)_Z0_L_256 Phase

1A+ Planting Plan P02; P1A_00_(0-)_Z0_L_257 Phase 1A Tree Planting Plan P03; P1A_00_(0-)_Z0_L_258 Phase 1A+
Tree Planting Plan P03; Phase 1B Planting Plans P1B_00_(0-)_Z0_L_251 Phase 1B Planting Plan Sheet 1 of 4 1:200 A1 P01 P1B_00_(0-)_Z0_L_252 Phase 1B Planting Plan Sheet 2 of 4 P01; P1B_00_(0-)_Z0_L_253 Phase 1B Planting Plan Sheet 3 of 4 P01; P1B_00_(0-
)_Z0_L_254 Phase 1B Planting Plan Sheet 4 of 4 P01; P1B_00_(0-)_Z0_L_255 Phase 1B Tree Planting Plan P03; P1A_00_(0-)_Z0_L_271 Phase 1A Proposed Levels Plans Sheet 1 of 5 P01; P1A_00_(0-)_Z0_L_272 Phase 1A Proposed Levels Plans Sheet 2 of 5 P01; P1A_00_(0-)_Z0_L_273 Phase 1A Proposed Levels Plans Sheet 3 of 5 P01; P1A_00_(0-)_Z0_L_274 Phase 1A Proposed Levels Plans Sheet 4 of 5 P01; P1A_00_(9-)_Z0_L_275 Phase 1A Proposed Levels Plans Sheet 5 of 5 P01; P1A_00_(0-)_Z0_L_276 Phase 1A+ Proposed Levels Plan P01; P1B_00_(0-)_Z0_L_271 Phase 1B Proposed Levels Plans Sheet 1 of 4 P01; P1B_00_(0-)_Z0_L_272 Phase 1B Proposed Levels Plans Sheet 2 of 4 P01; P1B_00_(0-)_Z0_L_273 Phase 1B Proposed Levels Plans Sheet 3 of 4 P01; P1B_00_(0-)_Z0_L_274 Phase 1B Proposed Levels Plans Sheet 4 of 4 P01; P1A_00_(0-)_Z0_L_301 Phase 1A Landscape Sections P02; P1A_00_(0-)_Z0_L_311 Phase 1A+ Landscape Sections P02; P1B_00_(0-)_Z0_L_301 Phase 1B Landscape Sections 1:200 A1 P01; P00_00_(0-)_Z0_L_601 Landscape Typical Construction Details P01; P00_00_(0-)_Z0_L_611 Landscape Typical Tree Pit Details (in hard & soft) P01;(SPC)_L_010 External Works Outline Specification P01; P00_00_(0-)_Z0_L_702 Cycle Roundel Design Intent P01. Outline Landscape P00_00_(0-)_Z0_L_200 Site Wide Illustrative Landscape Masterplan P01; P02_00_(0-)_Z0_L_200 Outline Application Illustrative Landscape Masterplan P01; P00_00_(0-)_Z0_L_206 Tree Constraints Plan P01; P00_00_(0-)_Z0_L_210 Overall Site Context Plan P01; P00_00_(0-)_Z0_L_202 Boundary Treatment P01; P00_00_(0-)_Z0_L_203 Pedestrian and Cycle Strategy P01; P00_00_(0-)_Z0_L_205 Emergency Access Strategy P01; P00_00_(0-)_Z0_L_207 Planting Strategy Plan P01; P02_00_(0-)_Z0_L_301 Landscape Sections P01; Outline Specification (SPC)_L_010 external Works Outline Specification P01.

Documents:
Design and Access Statement prepared by BDP; Planning Statement prepared by Deloitte LLP; Sports Pitch Report prepared by Deloitte LLP; Flood Risk Assessment prepared by BDP; Drainage Strategy prepared by BDP; Site Conditions Report prepared by BDP; Stage 1 Geo-environmental Desk Study prepared by RSK; Geoenvironmental and Geotechnical Interpretive Report Stage 2a prepared by Coffey; Stage 2a Factual Report prepared by Geotechnics; Geo-environmental and Geotechnical Interpretive Report Stage 2b prepared by Coffey; Stage 2b Factual Report prepared by Geotechnics; Lighting Strategy prepared by BDP; Arboricultural Impact Assessment and Method Statement - Detailed Planning Application Prepared by Murray Trees; Arboricultural Impact Assessment and Method Statement - Outline Planning
Application prepared by Murray Trees ;Tree Survey Report prepared by Murray Trees; Energy Strategy prepared by Buro Happold; Environmental Standards Statement prepared by BDP; Operational Waste Strategy P2006665_(REP)_W_002_001 prepared by RSK; Ventilation Strategy prepared by Buro Happold; TV Reception Survey prepared by Pager Power; ; Crime Impact Statement prepared by Greater Manchester Police; and Environmental Statement prepared by BDP including the following technical chapters: Socio-economic prepared by BDP; Ecology and Nature Conservation prepared by BDP; Townscape and Visual Impact prepared by BDP; Noise and Vibration
prepared by BDP;Air Quality prepared by Redmore Environmental Ltd; Heritage and Archaeology prepared by CgMS and BDP; and Traffic and Transport prepared by SK Transport Planning

Amended guttering details as set out on drawing reference 1VC01-MHA-FS-00-DR-A-01005 prepared by MHA Architects received by the City Council as local planning authority on the 3rd August 2018

1VC01-MHA-01-XX-DR-A-04001_Building_101_E_and_S_Facing_Elevations; 1VC01-MHA-01-XX-DR-A-04002_Building_101_N_and_W_Facing_Elevations; 1VC01-MHA-02-XX-DR-A-04001-C4_Building_102_South_and_East_Elevations; 1VC01-MHA-02-XX-DR-A-04002-C5_Building_102_North_and_West_Elevations; 1VC01-MHA-03-XX-DR-A-04001-C6_Building_103_South_and_East_Elevations; 1VC01-MHA-03-XX-DR-A-04002-C5_Building_103_North_and_West_Elevations; 1VC01-MHA-03-XX-DR-A-04003-C3_Building_103_Internal_Elevations; 1VC01-MHA-04-XX-DR-A-04001-C4_Building_104_South_and_East_Elevations;1VC01-MHA-04-XX-DR-A-04002-C4_Building_104_North_and_West_Elevations;1VC01-MHA-04-XX-DR-A-04003-C4_Building_104_Internal_Elevations; 1VC01-MHA-05-XX-DR-A-04001-C5_Building_105_South_and_East_Elevations ; 1VC01-MHA-05-XX-DR-A-04002_C4_Building_105_North_and_West_GA_Elevations; 1VC01-MHA-06-XX-DR-A-04001-C6_Building_106_East_and_South_Elevations; 1VC01-MHA-06-XX-DR-A-04002_C4_Building_106_North_and_West_GA_Elevations ; 1VC01-MHA-07-XX-DR-A-04001_C5-Building_107_East_And_South_Facing_Elevations;1VC01-MHA-07-XX-DR-A-04002_C5_Building_107_North_and_West_GA_Elevations; 1VC01-MHA-07-XX-DR-A-04003_C2_Building_107_Internal_GA_Elevations ; 1VC01-MHA-08-XX-DR-A-04001_C10-Building_108_East_And_South_Facing_Elevations; 1VC01-MHA-08-XX-DR-A-04002-C9_Building_108_North_and_West_Elevations; 1VC01-MHA-08-XX-DR-A-04003-C3_Building_108_Internal_Elevations ; 1VC01-MHA-FS-XX-SC-A-SC001_C3_Exterior_Material_Amendments_Schedule; 1VC01-MHA-FS-XX-SC-A-SC001_C3_Exterior_Material_Amendments_Schedule ; CRPC 2306 00 001 REV C (Fallowfield Bin Family) all received by the City Council as local planning authority on the 9th April 2019.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing