

27th September 2024

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Angela Leckie

Dear Angela,

First Street Plot 10b, Manchester – Application for Non-Material Amendments to Planning Permission 136170/FO/2023 (as amended by 137946/NMC/2023)

Please find enclosed an application under Section 96a ('s96a') of the Town and Country Planning Act 1990 in order to make Non-Material Amendments ('NMA') to Planning Permission Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023). This application is submitted on behalf of House of Social 1 Ltd (the 'Applicant').

Background

On 25th July 2023, planning permission was granted for the Proposed Development (also referred to as the 'Plot 10b, First Street') in Manchester City Centre (Ref. 136170/FO/2023). The description of development approved under application Ref. 136170/FO/2023 is as follows:

"Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B)."

Subsequently, a further application (Ref. 137946/NMC/2023) was made for NMA to the original permission above that sought to revise the time triggers for a specific set of conditions to maintain the construction programme. The NMA was approved on 12th September 2023 with the following description of development:

"Non Material amendment to alter the wording of Conditions 3a (Materials and Samples), 3b (Circular Economy Statement), 6 (Landscape Programme) and 14a (Acoustic Insulation Scheme: Residential) attached to Planning Permission 136170/FO/2023"

Following detailed design development, the Applicant is seeking to make a number of small amendments to the design for which will be captured within this NMA application. Further details of the proposed amendments are provided within the following section.

Pre-application consultation

This application is submitted following pre-application consultation with the Local Planning Authority ('LPA'). The amendments proposed have been discussed with the Case Officer via XXX on XXX. In these engagement, the nature and scope of the proposed amendments has been agreed in principle with officers. It was also agreed that the proposed amendments should be progressed as a Non-Material Amendment application.

Proposed Amendments

This NMA application captures architectural refinements to the approved scheme. These adjustments are non—material in nature and do not alter the fundamental design intent. The key proposed amendments include:

- Relocation of ground floor entrance doors to incorporate internal draft lobbies.
- Amendments to Ground floor External doors including; widths, heights and finishes.
- Changes to the location of louvred panels.
- Resizing of curtain wall capping around food hall.
- The inclusion of decorative bars in front of louvres across the facade
- Decorative bars omitted at Level 01 to maximise views out of the building.
- Protective handrail added at high level
- Change of transom thickness for windows on residential floors to 100mm as presented on the visual mock up panel.
- External ladder for plant roof access added at high level.
- Louvres added to the roof level plant room.
- Roof Cowls added to food hall roof to reduce the number of louvres in the facade.
- Entrance to student entrance amended to single direction sliding door, internal draft lobby added
- Addition of external canopy to West Facade.

These proposed amendments have been carefully considered to ensure they align with the overall design intent while addressing technical and functional requirements.

Summary of amendments to approved plans

The table below identifies which drawings will be superseded by new drawings, as a result of the amendments to Plot 10b, First Street:

Drawing Number	Drawing Title	Update / New Revision No.
1172-TGA-XX-00-DR-A-95030 P05	GA – Level 00 (Ground Floor)	P05 to P06
1172-TGA-XX-XX-DR-A-95050 P04	GA – North Elevation	P04 to P05
1172-TGA-XX-XX-DR-A-95051 P04	GA – East Elevation	P04 to P05
1172-TGA-XX-XX-DR-A-95053 P04	GA – West Elevation	P04 to P05

Conditions to be amended

In order for the proposed amendments to be reflected within the original Planning Permission Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023) the wording of specific planning conditions will need to be amended. This is to take into account the relevant revised drawings and documents.

The changes required to the remaining conditions are set out in Appendix 1, with proposed amends highlighted in **bold**.

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”

The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

DEVELOPMENT PLAN			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
MATERIAL CONSIDERATIONS			
NATIONAL		National Planning Policy Framework (2023)	Historic England’s Guidance Note 4 Tall Buildings (2022)
LOCAL	Supplementary Planning Documents	Guide to Development in Manchester (2007)	Provision for Housing Choice (2008)

Supplementary Planning Guidance

Design for Access (2003)

Manchester Residential Quality Guidance (2017)

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application, considering that there is an extant permission, and the proposed adjustments are considered to be non-material in their nature. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan, and the National Planning Policy Framework.

The 'Places for Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024. Subsequent to this, MCC published an addendum to the Manchester Core Strategy (dated 2024) which outlines where Core Strategy policies have been partially replaced by PfE policies. As such, the application has been prepared with consideration to the policies which supersede these specific Core Strategy policies, as well as any new policy requirements set by PfE itself. An assessment of the relevant additional requirements set by the PfE has been outlined below:

- Strategy:** At the Regional level, PfE enforces the ambition to bring forward urban / brownfield land for development. Policy JP-Strat2 supports the expanding role the City Centre plays in being the primary focus for business, retail, leisure, culture and tourism activity, with an emphasis on development in the City Centre being high density. As such, the Proposed Development is in accordance with the policy requirement as it is bringing forward much needed, PBSA accommodation to support the local universities, as well as supporting retail / restaurant uses within previously developed land in the City Centre at an appropriate density for its strategic location.
- Sustainable and Resilient Places:** The PfE Plan contains a number of policies which seek to ensure that new development is as sustainable as possible, with a strong emphasis on protecting the environment and minimising waste (Policy JP-S1: Sustainable Development, Policy JP-S2: Carbon and Energy, Policy JP-S3: Heat and Energy Networks, Policy JP-S4: Flood Risk and the Water Environment, Policy JP-S5: Clean Air, Policy JP-S6: Resource Efficiency). The Proposed Amendments seek to increase the overall efficiency of the internal layout, with additional minor façade changes. Overall, the proposed changes to the scheme do not result in any significant impacts to the sustainability credentials of the approved scheme. The construction will continue to meet the highest of sustainable construction standards based on the principles of the Building Research Establishment's environmental assessment models, meeting a rating of BREEAM "Excellent".
- Places for Jobs:** The Proposed Development will help to support economic growth by aligning with objectives set out by Policy JP-J1 'Supporting Long-Term Economic Growth' by '*providing the high quality , sustainable living environments that will help to attract and retain skilled workers*'. The Proposed Development seeks to enhance the overall design quality of the proposed PBSA and food-hall which will seek to provide direct jobs with their operation, as well as by providing the required PBSA accommodation needed to support the local universities.
- Greener Places:** The Approved Development includes new public realm, which will improve the quality of the green and blue infrastructure and the streetscape and therefore, improving the routes

and connectivity to the green infrastructure offer within the First Street Masterplan and wider City Centre. On this basis, the Proposed Amendments will continue to comply with policy requirements, including requirement set out by PfE (JP-G6 'Urban Green Space' and JP-G8 'A Net Enhancement of Biodiversity and Geodiversity').

- **Places for People:** The Proposed Amendments primarily relate to internal design changes in order to improve the operational efficiency of the internal layout and overall design quality. It is considered that these design changes only seek to improve design quality, and are only minor in scale. As such, the Proposed Development does not significantly impact the conclusions of the Heritage and TVIA Statements (JP-P2 'Heritage').
- **Connected Places:** The Proposed Amendments do not result in any changes to the Transport Strategy, however this has been reviewed in line with the Transport related policies outlined within PfE and it can be considered that the Proposed Amendments will ensure that the scheme continues to comply with policies and enables for the promotion of sustainable transport.

It should however be noted that PfE introduces new policy requirements and standards expected for new developments. The proposed NMA to the approved development do not lead to any conflict with these adopted policies.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan;
- Non-Material Amendments – Supporting Document (Ref. 1172-TGA-XX-XX-RP-A-FI_10_10-00252) prepared by Tim Groom Architects;
- Revised Drawing Pack prepared by Tim Groom Architects, listed in the above table.

Summary and Conclusion

This application is to facilitate design amendments to the Plot 10b, First Street. The proposed Description of Development for this NMA application is as follows:

"Variation of Condition 2 attached to Planning Permission 136170/FO/2023 (as amended by 137946/NMC/2023) to enable non-material amendments to internal layouts, and external façade changes"

The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site. The amendments have been agreed with the Planning Authority as being non-material to the approved permission.

The proposals remain in accordance with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Local Planning Authority.

The application is submitted through Planning Portal, reference PP-13442750. Payment has been sent via Planning Portal for the sum of £298 in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleague Cameron Radford (cameronradford@deloitte.co.uk / +44 161 455 6768).

Yours sincerely,

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Encl.

Appendix 1 – Proposed condition wording amendments

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
2	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: (a) Dwgs 1172-TGA-XX-XX-DR-A-95020 P07 (Location Plan) and 1172-TGA-XX-XX-DR-A-95021 P06 (Proposed Site Plan) (b) Dwgs 1172-TGA-XX-00-DR-A-95030 P05 , 1172-TGA-XX-01-DR-A-95031 P04, 1172-TGA-XX-ZZ-DR-A-95032 P03 , 1172-TGA-XX-ZZ-DR-A-95033 P03, 1172-TGA-XX-14-DR-A-95034 P03 , 1172-TGA-XX-XX-DR-A-95040 P03, 1172-TGA-XX-XX-DR-A-95041 P03 , 1172-TGA-XX-XX-DR-A-95042 P03, 1172-TGA-XX-XX-DR-A-95050 P04 , 1172-TGA-XX-XX-DR-A-95051 P04, 1172-TGA-XX-XX-DR-A-95052 P04 , 1172-TGA-XX-XX-DR-A-95053 P04, 1172-TGA-XX-ZZ-DR-A-95210 P04 , 1172-TGA-XX-ZZ-DR-A-95211 P04, 1172-TGA-XX-ZZ-DR-A-95212 P04, 1172-TGA-XX-ZZ-DR-A-95213 P04 and 1172-TGA-XX-ZZ-DR-A-95214 P03; (d) Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3-PLA-ZZ-00-DR-L-009 P03; (e) Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23; (f) Accommodation Schedule Page 92 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A FI_10_10-00250 stamped as received on 27-04-23 and Room Area Per Cluster Schedule - Scenario 01 stamped HS-TGA-Z100-SC-XX-00002 stamped as received on	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: (a) Dwgs 1172-TGA-XX-XX-DR-A-95020 P07 (Location Plan) and 1172-TGA-XX-XX-DR-A-95021 P06 (Proposed Site Plan) (b) Dwgs 1172-TGA-XX-00-DR-A-95030 P06 , 1172-TGA-XX-01-DR-A-95031 P04, 1172-TGA-XX-ZZ-DR-A-95032 P03 , 1172-TGA-XX-ZZ-DR-A-95033 P03, 1172-TGA-XX-14-DR-A-95034 P03 , 1172-TGA-XX-XX-DR-A-95040 P03, 1172-TGA-XX-XX-DR-A-95041 P03 , 1172-TGA-XX-XX-DR-A-95042 P03, 1172-TGA-XX-XX-DR-A-95050 P05 , 1172-TGA-XX-XX-DR-A-95051 P05 , 1172-TGA-XX-XX-DR-A-95052 P04 , 1172-TGA-XX-XX-DR-A-95053 P05 , 1172-TGA-XX-ZZ-DR-A-95210 P04 , 1172-TGA-XX-ZZ-DR-A-95211 P04, 1172-TGA-XX-ZZ-DR-A-95212 P04, 1172-TGA-XX-ZZ-DR-A-95213 P04 and 1172-TGA-XX-ZZ-DR-A-95214 P03; (d) Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3-PLA-ZZ-00-DR-L-009 P03; (e) Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23; (f) Accommodation Schedule Page 92 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A FI_10_10-00250 stamped as received on 27-04-23 and Room Area Per Cluster Schedule - Scenario 01 stamped HS-TGA-Z100-SC-XX-00002 stamped as received on	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore seek for the development to be built out in accordance with this information.

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	17-05-23; (g) Section 4 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A-FI_10_10-00250 stamped as received on 27-04-23; (h) PLOT 10B FIRST STREET, MEDLOCK STREET, MANCHESTER WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WORKS by PCA January 2023 stamped as received on 01-03-23; (i) Inclusions of measures and targets in the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Pre assessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23' (j) Broadband Connectivity Assessment Plot 10b First Street Manchester by G Tech dated 17/01/2023 stamped as received on 01-03-23; (k) House of Social 1 Ltd W A S T E & S E R V I C I N G S T R A T E G Y R E P O R T Plot 10b, April 2023 First Street stamped as received on 27-04-23; (l) Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23; (m) FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23; (n) Flood Risk Assessment & Outline Drainage Strategy Plot 10b First Street for House of Social 1 Ltd by Roc stamped as received on 01-03 23; (o) Ventilation Strategy Report House of Social First Street, by Ridge dated 19-01-23 and stamped as received on 01-03-23; (p) HOUSE OF 1 SOCIAL LTD, PLOT 10B, FIRST STREET REGENERATION, AREA,	17-05-23; (g) Section 4 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-A-FI_10_10-00250 stamped as received on 27-04-23; (h) PLOT 10B FIRST STREET, MEDLOCK STREET, MANCHESTER WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WORKS by PCA January 2023 stamped as received on 01-03-23; (i) Inclusions of measures and targets in the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Pre assessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23' (j) Broadband Connectivity Assessment Plot 10b First Street Manchester by G Tech dated 17/01/2023 stamped as received on 01-03-23; (k) House of Social 1 Ltd W A S T E & S E R V I C I N G S T R A T E G Y R E P O R T Plot 10b, April 2023 First Street stamped as received on 27-04-23; (l) Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23; (m) FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23; (n) Flood Risk Assessment & Outline Drainage Strategy Plot 10b First Street for House of Social 1 Ltd by Roc stamped as received on 01-03 23; (o) Ventilation Strategy Report House of Social First Street, by Ridge dated 19-01-23 and stamped as received on 01-03-23; (p) HOUSE OF 1 SOCIAL LTD, PLOT 10B, FIRST STREET REGENERATION, AREA,	

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	MANCHESTER, EXTENDED PHASE 1 HABITAT SURVEY AND BASELINE BIODIVERSITY NET GAIN ASSESSMENT by Penny Anderson Associates Ltd stamped as received on 01-03-23; (q)Phase 1 Desktop Study, Plot 10b First Street for House of Social 1 Ltd, dated 10-01- 23 stamped as received on 17-02-23, Phase 2 Site InvestigationPlot 10B First Street, for Vita Group dated 22 -12-22 stamped as received on 01-03-23 and House of Social, First Street Ground Gas Addendum dated 20-01-23 stamped as received on 17-02-23 all by Roc; (r) Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23; (s) House of Social 1 Ltd Plot 10b, First Street Framework Travelplan and Transport Statement by Vectos both dated April 23 and stamped as received on 27-04-23; (t) Food Hall Management Plan First Street, Manchester stamped as received on 17-02- 23; (u) Student Management Plan stamped as received on 12-05-23 (v) First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23; (w) House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos; (x) ES Volume 1 Main Text: 1. Introduction 2. EIA Methodology 3. Site, Surroundings and Description of Proposals 4. Alternatives and Design Evolution 26 5. Construction Phasing and Methodology , 6. Air Quality, 7. Climate Change, 8. Daylight, Sunlight and Overshadowing, 9. Human Health, 10. Noise and Vibration, 11. Socio-Economics, 12. Townscape and Visual Impact, 13. Wind Microclimate, 14. Summary of Residual Impacts 15. Type 1	MANCHESTER, EXTENDED PHASE 1 HABITAT SURVEY AND BASELINE BIODIVERSITY NET GAIN ASSESSMENT by Penny Anderson Associates Ltd stamped as received on 01-03-23; (q)Phase 1 Desktop Study, Plot 10b First Street for House of Social 1 Ltd, dated 10-01- 23 stamped as received on 17-02-23, Phase 2 Site InvestigationPlot 10B First Street, for Vita Group dated 22 -12-22 stamped as received on 01-03-23 and House of Social, First Street Ground Gas Addendum dated 20-01-23 stamped as received on 17-02-23 all by Roc; (r) Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23; (s) House of Social 1 Ltd Plot 10b, First Street Framework Travelplan and Transport Statement by Vectos both dated April 23 and stamped as received on 27-04-23; (t) Food Hall Management Plan First Street, Manchester stamped as received on 17-02- 23; (u) Student Management Plan stamped as received on 12-05-23 (v) First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23; (w) House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos; (x) ES Volume 1 Main Text: 1. Introduction 2. EIA Methodology 3. Site, Surroundings and Description of Proposals 4. Alternatives and Design Evolution 26 5. Construction Phasing and Methodology , 6. Air Quality, 7. Climate Change, 8. Daylight, Sunlight and Overshadowing, 9. Human Health, 10. Noise and Vibration, 11. Socio-Economics, 12. Townscape and Visual Impact, 13. Wind Microclimate, 14. Summary of Residual Impacts 15. Type 1 Cumulative Effects	

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	Cumulative Effects (y) ES Volume 2 List of Appendices Chapter 1: Introduction Appendix 1.1 - Site Location Plan Chapter 2: Environmental Impact Assessment Methodology Appendix 2.1 - ES Scoping Report Appendix 2.2 - Committed Developments Appendix 2.3 - EIA Scoping Opinion Chapter 3: Alternatives and Design Evolution No appendices Chapter 4: Site, Surroundings and Description of Proposals No appendices Chapter 5: Construction Management and Phasing Appendix 5.1 - Plot 10a Construction Management Plan and TMP Appendix 5.2 - Plot 10b Construction Management Plan Chapter 6: Air Quality Appendix 6.1 - Air Quality Technical Appendix Appendix 6.2 - Air Quality Figures Chapter 7: Climate Change Appendix 7.1 - Plot 10a Whole Life Carbon Assessment Appendix 7.2 - Plot 10b Whole Life Carbon Assessment Appendix 7.3 - Climate Change Risk Review Chapter 8: Daylight, Sunlight and Overshadowing Appendix 8.1 - 10A - Massing Images Baseline v Proposed Appendix 8.2 - Window Maps Appendix 8.3 - 10A Technical Analysis Results Appendix 8.4 - 10B - Massing Images Baseline v Proposed Appendix 8.5 - 10B Technical Analysis Results Appendix 8.6 - 10A + 10B - Massing Images Baseline v Proposed Appendix 8.7 - 10A + 10B Technical Analysis Results Appendix 8.8 - Massing Images - Cumulative Scenario Appendix 8.9 - Technical Analysis Results - Cumulative Scenario Appendix 8.10 - Mirror Image Analysis Appendix 8.11 - Façade Study (z) ES Volume 3 -Non Technical Summary all stamped as received on 23-01-23 As supplemented by: Measures within the and Air Quality Technical Note - Plot 10b by Cundall dated 31-03-23 stamped as received on 27-04-23; Plot	(y) ES Volume 2 List of Appendices Chapter 1: Introduction Appendix 1.1 - Site Location Plan Chapter 2: Environmental Impact Assessment Methodology Appendix 2.1 - ES Scoping Report Appendix 2.2 - Committed Developments Appendix 2.3 - EIA Scoping Opinion Chapter 3: Alternatives and Design Evolution No appendices Chapter 4: Site, Surroundings and Description of Proposals No appendices Chapter 5: Construction Management and Phasing Appendix 5.1 - Plot 10a Construction Management Plan and TMP Appendix 5.2 - Plot 10b Construction Management Plan Chapter 6: Air Quality Appendix 6.1 - Air Quality Technical Appendix Appendix 6.2 - Air Quality Figures Chapter 7: Climate Change Appendix 7.1 - Plot 10a Whole Life Carbon Assessment Appendix 7.2 - Plot 10b Whole Life Carbon Assessment Appendix 7.3 - Climate Change Risk Review Chapter 8: Daylight, Sunlight and Overshadowing Appendix 8.1 - 10A - Massing Images Baseline v Proposed Appendix 8.2 - Window Maps Appendix 8.3 - 10A Technical Analysis Results Appendix 8.4 - 10B - Massing Images Baseline v Proposed Appendix 8.5 - 10B Technical Analysis Results Appendix 8.6 - 10A + 10B - Massing Images Baseline v Proposed Appendix 8.7 - 10A + 10B Technical Analysis Results Appendix 8.8 - Massing Images - Cumulative Scenario Appendix 8.9 - Technical Analysis Results - Cumulative Scenario Appendix 8.10 - Mirror Image Analysis Appendix 8.11 - Façade Study (z) ES Volume 3 -Non Technical Summary all stamped as received on 23-01-23 As supplemented by: Measures within the and Air Quality Technical Note - Plot 10b by Cundall dated 31-03-23 stamped as received on 27-04-23; Plot 10b: House of Social Wind Microclimate	

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	10b: House of Social Wind Microclimate Technical Note by arcaero stamped as received on 27-04-23; Sunlight and Daylight Technical Note by Proximity stamped as received on 27-04-23; and Sunlught Impacts Summary Table stamped as received on 20-04-23	Technical Note by arcaero stamped as received on 27-04-23; Sunlight and Daylight Technical Note by Proximity stamped as received on 27-04-23; and Sunlught Impacts Summary Table stamped as received on 20-04-23 Non-Material Amendments – Supporting Document (Ref. 1172-TGA-XX-XX-RP-A-FI_10_10-00252) prepared by Tim Groom Architects, stamped and received on [INSERT DATE].	
12	Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before use of the gym area as shown in dwg 1172-TGA-XX-00-DR-A-95030 P05 commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the PBSA above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location. The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as	Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before use of the gym area as shown in dwg 1172-TGA-XX-00-DR-A-95030 P06 commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the PBSA above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location. The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore seek for the development to be built out in accordance with this information.

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	long as the unit is in use Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.	long as the unit is in use Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.	
19	Prior to the use of the External Seating Area associated with the Food Hall as shown in dwg 1172-TGA-XX-00-DR-A-95030 P05 commencing final details of the seating, tables, boundary treatment, any other associated structures and details of how and where these structures would be stored / secured outside of the approved operating hours shall be submitted and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented and remain in place for as the area is in use.	Prior to the use of the External Seating Area associated with the Food Hall as shown in dwg 1172-TGA-XX-00-DR-A-95030 P06 commencing final details of the seating, tables, boundary treatment, any other associated structures and details of how and where these structures would be stored / secured outside of the approved operating hours shall be submitted and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented and remain in place for as the area is in use.	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore seek for the development to be built out in accordance with this information.
35	No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwg 1172-TGA-XX-00-DR-A-95030 P05) shall open outwards onto adjacent public highway.	No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwg 1172-TGA-XX-00-DR-A-95030 P06) shall open outwards onto adjacent public highway.	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore seek for the development to be built out in accordance with this information.
36	The 88 cycle parking spaces and 12 spaces within the public realm shall be fully implemented as shown in dwg 1172-TGA-XX-00-DR-A-95030 P05	The 88 cycle parking spaces and 12 spaces within the public realm shall be fully implemented as shown in dwg 1172-TGA-XX-00-DR-A-95030 P06	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	along with the 'Free to Hire; scheme as detailed within the House of Social 1 Ltd Plot 10b, First Street Framework Travelplan dated April 23 and stamped as received on 27-04-23; The development shall not be occupied unless and until the above cycle parking spaces and 'Free to Hire' scheme are in place	along with the 'Free to Hire; scheme as detailed within the House of Social 1 Ltd Plot 10b, First Street Framework Travelplan dated April 23 and stamped as received on 27-04-23; The development shall not be occupied unless and until the above cycle parking spaces and 'Free to Hire' scheme are in place	decision notice. This would therefore seek for the development to be built out in accordance with this information.
40	The proposed gym use hereby approved as shown in dwg 1172-TGA-XX-00-DR-A 95030 P05 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.	The proposed gym use hereby approved as shown in dwg 1172-TGA-XX-00-DR-A-95030 P06 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore seek for the development to be built out in accordance with this information.
46	Any external food delivery services will collect the food from the service yard as shown on Dwg 1172-TGA-XX-00-DR-A-95030 P05 goods in delivery door which shall be monitored by front of house staff to ensure all deliveries are collected from here and drivers / cyclists do not enter the front of the building. All staff will monitor delivery cyclists waiting to collect orders and waiting around the public realm seating areas.	Any external food delivery services will collect the food from the service yard as shown on Dwg 1172-TGA-XX-00-DR-A-95030 P06 goods in delivery door which shall be monitored by front of house staff to ensure all deliveries are collected from here and drivers / cyclists do not enter the front of the building. All staff will monitor delivery cyclists waiting to collect orders and waiting around the public realm seating areas.	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore seek for the development to be built out in accordance with this information.