

10 September 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

Trinity Islands, Manchester
Application for Minor-Material Amendments to Planning Permission Ref: 134039/JO/2022

Please find enclosed an application for minor material amendments to Planning Permission ref: 134039/JO/2022, in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended) (the "Application"). The Applicant is Renaker Build Ltd (the "Applicant").

1 Background

On 13 May 2022, Planning Permission was granted for Trinity Islands in Manchester City Centre (Ref: 132429/FO/2021) (the "Original Permission"). The Description of Development, as approved under the Original Permission (Ref: 132429/FO/2021) is as follows:

"Erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed use development comprising 1950 residential apartments (Use Class C3a) and commercial uses (Use Classes E and Sui Generis: Drinking Establishment) (361 sqm) within the podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works."

Subsequently, a Section 73 Application (Ref: 134039/JO/2022) was submitted in June 2022 for variation of conditions 2 and 3 of the Original Permission (Ref: 132429/FO/2021) to amend the sequence of phasing to the delivery of the four plots with D2 coming first followed by D1, C1 and ending with C2 (the "S73 Permission"). The S73 Permission was approved by Manchester City Council on 6th April 2023 and supersedes the Original Permission becoming the extant Planning Permission for Trinity Islands.

The Description of Development, as approved by the S73 Permission (Ref: 134039/JO/2022) is as follows:

"Variation of conditions 2 and 3 of planning permission 132429/FO/2021 in order to amend the phasing sequence of the development."

The S73 Permission has been implemented and construction is underway on-site.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

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The S73 Permission (Ref: 134039/JO/2022) has been subject to 1no. Non-Material Amendment Application (Ref: 137663/NMC/2023), approved on 16th October 2023, to enable changes to internal and external layouts, parking provision and updates to regularise conditions details.

2 Description of Development

The Description of Development for this Application, as stated on the Application Form, is as follows:

“Application to vary conditions 2, 8, 18, 55, 65, 103, 110, 112, 118, 119, 121, 122, 123, 127, 147, 154, 156, 165, and 187 of planning permission ref. 134039/JO/2022 to make architectural and landscaping amendments and to regularise condition wordings of discharged conditions.”

3 Pre-Application Consultation

The scope and format of this Application are agreed with the Case Officer of Manchester City Council via a virtual meeting on 7th May 2024, and subsequent telephone and email correspondences. It was agreed with the Case Officer that all the amendments proposed can be progressed as a S73 Application to the extant S73 Permission (Ref: 134039/JO/2022).

4 Proposed Amendments

This section will cover the scope of the proposed amendments, which includes:

1. Architectural amendments to Building D1 (layout and elevational) including expanded residential amenity offering.
2. Landscaping amendments, including the introduction of an external bin store.
3. Regularise and update condition wordings.

4.1 Architectural Amendments – Building D1 of Site D

Following the grant of the S73 Permission (Ref: 134039/JO/2022), the consented Trinity Islands scheme has been subject to further detailed design development. As a result, a number of architectural amendments are proposed for Plot D of the consented Trinity Islands scheme.

The proposed amendments that are the subject of this Application are summarised below and those we consider are more significant changes are discussed in detail under separate sub-headings.

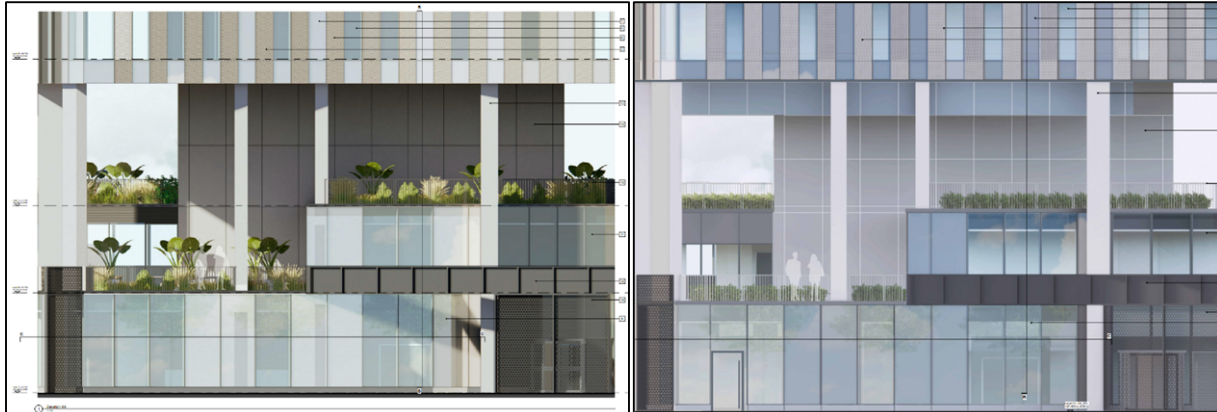
- Ground Level
 - o Layout re-arrangements including:
 - Relocation of parcel store away from the River Irwell elevation to improve useability and increase extent of river frontage for residents’ enjoyment.
 - Reduction in size for the refuse storage area to increase extent of river frontage for residents’ enjoyment.
 - Reduction in size for the move-in store area to accommodate relocated parcel store.
- Level 1

- Layout re-arrangement to accommodate reduction in size for staff areas to facilitate 2no. additional residential amenity suites along northeast and southeast elevations.
- Level 3
 - Layout re-arrangements including:
 - Introduction of a swimming pool and associated plant room along south western and north western side of the floor in lieu of business lounge (as approved).
 - Relocation of gym from south eastern side of the floor to north eastern side.
- Elevational Amendments
 - Ground level and level 1
 - Minor amendments are proposed to the distribution of external doors and opaque glazed units on ground level and level 1 of building D1 to accommodate the updated proposed layouts of internal amenity and back-of-house spaces. Visual permeability between residential amenity areas and the public realm is enhanced and back-of-house spaces are better screened.
 - Across ground level and level 1, as illustrated in Table 1 below, 1no. additional opaque glazed unit is proposed compared to the consented scheme (Ref: 134039/JO/2022). The original design intent remains unchanged and the façade arrangements are deemed appropriate.
 - For details, please refer to drawing Ref: D1-SHP-G251-EL-GRD-B5D801-P01 and the Design and Access Addendum prepared by SimpsonHaugh Architecture, submitted as part of this Application.

Table 1 Number of Opaque Units on Ground Level and Level 1 of Building D1

	As Approved (Ref: 134039/JO/2022)	As Proposed by this Application
Ground Level	49	48
Level 1	23	25
Total	72	73

Figure 1 Illustration of South West Elevation Detail As Approved (left) and As Proposed (Right)



○ Level 2

- The proposed swimming pool on level 3 comprises a recess over level 2 amenity terrace area on the south west elevation, similarly in the form of a set back bulkhead located behind concrete columns. The bulkhead will be enveloped by high quality aluminium cladding alongside the terrace soffit and the building core as approved. As a result, the previous separation between the podium and tower element remains unchanged.

Overall, the design intent of the consented scheme (Ref: 134039/JO/2022) is unchanged by these elevational amendments as a result of the proposed swimming pool.

For further details, please refer to drawing Refs: D1-SHP-G200-EL-XX-B5D801-P03 and D1-SHP-G200-EL-XX-B5D802-P03 submitted as part of this Application.

Please also refer to the Design and Access Addendum prepared by SimpsonHaugh Architecture, submitted as part of this Application.

4.2 Expanded Residential Amenity Offering

As set out above, the proposed swimming pool at level 3 along south western and north western side of the floor forms part of the expanded residential amenity offering. This aims to promote the consented Trinity Islands Scheme (Ref: 134039/JO/2022) as a neighbourhood of choice and offer their residents a form of amenity that is not widely available in other residential developments in the city. Although the specific use of this level is changed from business lounge to swimming pool, the design intent remains unchanged as they remain within residents' amenity in nature. The introduction of the swimming pool will not detract from the consented Trinity Islands scheme given its minimal impact on external design and it will not result in any material loss of natural surveillance.

4.3 Landscaping Amendments – Site D

Following further detailed design development, a number of landscaping amendments are proposed for Plot D of the consented Trinity Islands scheme.

The proposed landscaping amendments are summarised as follows with further detail provided below:

- Soft landscaping
 - **Dog Park** – Introduction of a dog park, located south to Building D2 within Site D, in response to increasing residents' demand and dog ownership in similar developments.

- **Trees Relocation** – Relocation of 10no. trees within Site D, (discussed in detail below).
- **Additional soft landscaping** – Additional soft landscaping in northern corner of Site D as part of further design development to conceal vent pipe and enable the area to be used by pedestrian.
- Hard landscaping
 - **External Bin Store** – Introduction of external bin store to facilitate site operation, located east to Building D1 within Site D(discussed in detail below).
 - **Bollards** – Introduction of bollards immediate north of Building D2 and along north east elevation of Building D1 to ensure pedestrian safety and building protection.
- Layout re-arrangement to the south west corner of Site D including replacement of railings to ensure pedestrian safety from level difference from Regent Road and tree re-provision. Total number of trees on Site D stands at 94no.

Further detail on the scope of landscaping amendments could be found within the Design and Access Addendum prepared by TPM Landscape, submitted as part of this Application.

3.3.1 Introduction of External Bin Store

As discussed as part of architectural amendments, the internal bin storage area within Building D1 is proposed to reduce in size in order to improve useability and increase extent of river frontage. This has resulted in a number of bins originally housed within the internal bin storage area of Building D1 to be relocated elsewhere within the development, namely through the introduction of an external bin store.

As a result, an external bin store located east of Building D1 along the site boundary by Trinity Way is proposed as part of this Application, it is of close proximity to the external access point to the internal bin store within Building D1.

The proposed external bin store will be used to house empty recycling bins to avoid any issues with odour. It will not be accessible by the public or residents and will be under the management company's control. When a recycling bin within the internal bin store within Building D1 is full, it will be replaced with one stored within the proposed external bin store.

The proposed location of the external bin store was approved as a storage area for a life safety generator under The S73 Permission (Ref: 134039/JO/2022), which was later relocated to the northern corner of Site D under an approved Non-Material Amendment Application (Ref: 137663/NMC/2023). This effectively demonstrates that the location of the proposed external bin store has been established in principle owing to the pre-established location for the now-relocated life safety generator store.

The proposed external bin store will be gated and designed to visually screen the bins from both ground level and views from above. A green wall is proposed to be incorporated into the elevation facing the Trinity Way, other elevations and the roof comprise perforate metal screen panel with climbing plants encouraged which further assist in screening and softening the appearance of the proposed external bin store.

For further details, please see drawing Ref: ZD-TPM-G710-DE-GRD-4029 422-P1 and Landscaping Supporting Document submitted as part of this Application.

3.3.2 Replacement of 10no. trees

As set out above of the proposed amendments, 10no. of trees (category C) fronting River Irwell are proposed to be removed and replaced within Site D due to their relatively low quality and impacting the overall deliverability of the consented Trinity Islands scheme (Ref: 134039/JO/2022). The rationale behind their replacement is primarily to protect the masonry of the river wall from further risk of root damage, hence safeguarding the long-term stability of the river wall.

The replacement of the 10no. trees would also allow necessary repair works on the river edge to be carried out as well as allowing a concrete coping to be put in place along the river edge which will provide the base for a new balustrade running to the length of the river edge as part of future hard landscaping works.

The 10no. trees are proposed to be replaced along the southern boundary of Site D of the consented Trinity Islands scheme (Ref: 134039/JO/2022). Overall quantum on number of trees is therefore unchanged by this proposed amendment standing at 94no. trees, this remains in excess of the approved position of 83no. trees for Site D.

For further details, please refer to the Landscaping Strategy Addendum prepared by TPM submitted as part of this Application.

4.4 Condition Wording

3.4.1 Regularise Wordings of Discharged Conditions

Since the approval of the S73 Permission (Ref: 134039/JO/2022), various planning conditions have been successfully discharged via the following condition discharge applications:

- Ref: CDN/22/0682, approved on 20 March 2023, for conditions 8, 55, 103, and 147 of the S73 Permission (Ref: 134039/JO/2022).
- Ref: CDN/23/0558, approved on 28 September 2023, for conditions 110 and 154 of the S73 Permission (Ref: 134039/JO/2022).
- Ref: CDN/24/0250, approved on 12 June 2024, for conditions 121 and 165 of the S73 Permission (Ref: 134039/JO/2022).

This Application aim to regularise conditions 8, 55, 103, 110, 121, 147, 154, and 165 to reflect the latest position of these discharged conditions.

3.4.2 Updates to Condition Wordings

As various updated/new supporting information has been submitted as part of this Application, wordings of certain conditions (attached to Planning Permission Ref: 134039/JO/2022) have been identified to be updated in order to facilitate proposed architectural and landscaping amendments.

As aforementioned, This Application also aim to regularise condition wordings to reflect the latest position of successfully discharged conditions attached to the S73 Permission (Ref: 134039/JO/2022).

For ease of reference, under this Application, Conditions 8, 55, 103, 110, 121, 147, 154, and 165 are proposed to be updated to reflect their discharged position, and Conditions 2, 18, 55, 65, 112, 118, 119, 122, 123, 156, and 187 are proposed to be updated as a result of proposed landscaping and architectural amendments.

Full schedule of proposed condition wordings is enclosed within this Covering Letter as Appendix A.

5 Effect of Proposed Amendments

The below section discusses the effect of the proposed amendments and will cover the following topics:

- Wind Microclimate
- Design
- Ventilation
- Waste
- Noise
- Operational Management
- Heritage
- Ecology

5.1 Environmental Consideration

The approved ES under the consented Trinity Islands scheme (Ref: 134039/JO/2022) has been considered in light of the proposed amendments and concluded that there will be no material impact on its assessments or conclusions, therefore, updates to the ES has been screened out.

Considering against the proposed amendments, we identified wind microclimate could be impacted and as such, a Wind Microclimate Technical Note is commissioned and its conclusion is detailed below.

4.1.1 Wind Microclimate

The Applicant has commissioned a Wind Microclimate Technical Note, prepared by WSP, to assess the likely impact of the proposed amendments on wind microclimate. The landscaping amendments were qualitatively assessed and concluded that the conclusions of the approved wind microclimate assessment (Ref: 132429/FO/2021) and the subsequently approved wind microclimate assessment addendum (Ref: 134039/JO/2022) remain valid.

For further details, please refer to the Wind Microclimate Technical Note, prepared by WSP, submitted as part of this Application.

5.2 Amenity Considerations

4.2.1 Design

The original design intent of the consented Trinity Islands scheme (Ref: 134039/JO/2022) remains unchanged as a result of the proposed amendments. Every care has been taken in seamlessly incorporating the proposed amendments into the consented scheme as detailed within the Design and Access Statement Addendum prepared by SimpsonHaugh and the Landscaping Supporting Document prepared by TPM, both submitted as part of this Application.

With the proposed external bin store, as aforementioned, suitable screening has been proposed to ensure that visual impact to local amenity will be kept to a minimum.

4.2.2 Ventilation

A Ventilation Statement prepared by Futureserv is submitted as part of this Application to factor for the proposed swimming pool which are of relevance to ventilation systems, ensuring that they are in compliance with building regulation requirements described within Approved Document Part F, 2021.

It is concluded that the proposed swimming pool hall will be ventilated by means of a dedicated air handling unit, whilst its associated plant room will be adequately ventilated by means of mechanical extract systems.

4.2.3 Waste Management

A Waste Management Report Addendum prepared by SLR Consulting is submitted as part of this Application to account for the reduction in size for the internal bin store within Building D1 and the introduction of the external bin store.

It is concluded that the combined area of the internal bin store and the external bin store provide sufficient capacity to accommodate the required number of bins. A weekly collection regime is proposed and it will be supplemented by private collection when required, at the unlikely event private collection is not possible a scheme is in place to ensure sufficient space provision for additional bins required to comply with GD04 requirement. This approach is in line with approved position for building D1 under condition discharge application Ref: CDN/24/0250.

4.2.4 Noise

With the introduction of the swimming pool's associated plants, due consideration has been given to its potential noise impact to nearby sensitive receptors of the consented Trinity Islands scheme (Ref: 134039/JO/2022).

An Environmental Noise Study, prepared by Fisher Acoustics, has been submitted as part of this Application. The Study concludes that the introduction of the swimming pool would bring forth negligible change in noise level when in operation and that residential amenity would not be impacted.

For further details, please refer to the Environmental Noise Study, prepared by Fisher Acoustics, submitted as part of this Application.

4.2.5 Operational Management

A Residential Management Strategy is prepared by the Applicant and submitted as part of this Application, to ensure that the operation of the proposed amendments, in particular the proposed swimming pool, will be professionally managed by way of a robust management regime and impact to the residential amenity within the consented Trinity Islands scheme will be kept to a minimum. The proposed swimming pool are restricted to residents use only.

5.3 Relocation of Trees

4.3.1 Ecology Consideration

Owing to the relocated trees, the Applicant has commissioned a Daytime Bat Walkover Survey and Nesting Bird Survey Addendum from the ecology consultant – ERAP confirming that the relocation of the 10no. trees will not materially impact the conclusion of the previous ecological assessment and that it is acceptable in accordance with ecological considerations.

Additional recommendations are included within Section 5 of the Technical Note which are in relation to protection to the River Irwell, birds, and removal of invasive plant species.

For further details, please refer to the Ecology Technical Note, prepared by ERAP, submitted as part of this Application.

4.3.2 Heritage Consideration

The Applicant has commissioned a Technical Note from the heritage consultant – Stephen Levrant Heritage Architecture as the site is situated within the Castlefield Conservation Area. It is concluded that the relocation of 10no. trees will not materially impact the conclusion of the approved Heritage Statement and it will not introduce any harm to the character and appearance of the Castlefield Conservation Area as a whole. The proposed amendments are deemed acceptable from a heritage point of view.

For further details, please refer to the Heritage Technical Note, prepared by Stephen Levrant Heritage Architecture, submitted as part of this Application.

6 Consideration of Proposed Amendments

A full policy assessment is included within the approved Planning and Tall Building Statement (dated December 2021) prepared by Deloitte approved under the S73 Permission (Ref: 134039/JO/2022) on the basis of the prevailing Local Development Plan and relevant material considerations at that time. They are as follows:

Local Development Plan (as of December 2021):

- Manchester Core Strategy (2012); and,
- Saved Policies of the Manchester Unitary Development Plan (2006).

Materials Considerations (as of December 2021):

- National Planning Policy Framework (last updated in 2023);
- National Planning Practice Guidance (last updated in 2024);
- Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015);
- Providing for Housing Choice SPD (2008);
- Manchester Residential Quality Guidance (2017);
- City Centre Transport Strategy (2021);
- Design for Access 2 (2003);
- Manchester's Green and Blue Infrastructure Strategy (2015), last updated in 2022;
- Manchester Zero Carbon Framework: Playing Our Part on Climate Change (2020); and
- Draft Places for Everyone Plan (2021), formally adopted in March 2024.

Given the minor material nature of the proposed amendments, they have been reviewed against material considerations that were updated since the approved Planning and Tall Building Statement (dated December 2021) was written and it has been concluded that they do not materially alter the conclusions from the original assessment. Further assessment against the National Planning Policy Framework and the Local Development Plan is included below.

National Planning Policy Framework (2023)

Since the approval of the S73 Permission in April 2023, there have been two revisions to the NPPF in 2023. The latest changes made to the NPPF in September and December 2023 focused largely on reforms to housing delivery, “out of character” residential development, Green Belt alterations and energy efficiency improvements. They have been considered within the context of this Application and it has been concluded that they do not materially alter the conclusions from the original assessment.

More specifically, after review, it is concluded that the proposed amendments under this Application do not affect the previous assessment of the proposals approved under the S73 Permission Ref: 134039/JO/2022. The approved land uses, building footprints, parameters under the S73 Permission Ref: 134039/JO/2022 remain unchanged.

Local Planning Policy – Development Plan

Since the S73 Permission was granted in April 2023, there have been additions to the Local Development Plan notably the Places for Everyone (PfE) Plan (adopted in March 2024) and the Addendum to the Manchester Core Strategy (2024) which is to be read alongside the Manchester Core Strategy (2012). Given that the Development Plan has changed, considerations against new and updated policies within the Development Plan are required. The proposed amendments are minor material in nature and upon review, are in compliance with the 2012 Manchester Core Strategy, Addendum to the Manchester Core Strategy (2024), and Saved Policies of the 2006 Manchester Unitary Development Plan.

Policy H1 – Overall Housing Provision of The Manchester Core Strategy (2012) notes that high density developments are appropriate in the City Centre, and that all proposals should make provision for appropriate usable amenity space. The consented Trinity Islands scheme altogether comprises 1,950 residential apartments, addressing the needs of much needed high quality residential accommodation in Manchester City Centre. The proposed amendments, specifically the introduction of a swimming pool, contributes to a wider range of residential amenities available to use by the residents of the consented Trinity Islands scheme. Therefore, the consented scheme incorporating the proposed amendments would still be in compliance with Policy H1 of The Manchester Core Strategy (2012) and the Addendum to the Manchester Core Strategy (2024).

Details of how the proposed amendments complies with the PfE Plan (2024) is included below.

Policy JP-Strat2 City Centre notes the expansion of the City Centre’s role in providing residential accommodation, where developments will generally be high density. Policy JP-H1 Scale, Distribution and Phasing of New Housing Development notes “*a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039*” in Greater Manchester where they shall be of good quality and design. Policy JP-H3 Type, Size and Design of New Housing emphasises that for residential developments, a mix of dwelling types should be provided and their sizes should reflect prevailing guidance.

As aforementioned, the consented Trinity Islands scheme will provide 1,950 residential units in Manchester City Centre and will be of high quality, contributing to the target of 175,185 net increase of dwellings. As approved by the S73 Permission(Ref: 134039/JO/2022), there is a mixture of 1, 2, and 3 bed homes as approved and all adhere to Manchester Space Standards. The proposed amendments will have a positive impact to the consented scheme and will create a neighbourhood of choice in Manchester City Centre, with an extensive residential amenity offering.

Policy JP-J1 Supporting Long-Term Economic Growth emphasises that in order to achieve a thriving, inclusive, and productive economy, high quality and sustainable living environments should be provided to attract and retain skilled workers. Policy JP-H4 Density of New Housing notes that new housing developments must be delivered at a density appropriate to the location and reflect relative accessibility by sustainable mode of transportation. The consented Trinity Islands scheme comprises high quality residential accommodation in Manchester City Centre, incorporating sustainability measures, including energy efficiency and environmental design. The density of the consented Trinity Islands scheme has been established as part of the S73 Permission (Ref: 134039/JO/2022) and deemed appropriate. The Applicant has a demonstrable track-record of delivering similar high-density residential developments in Manchester, including Deansgate Square, where very high U-values have been achieved.

Policy JP-P6 Health and Policy JP-P7 Sport and Recreation put strong emphasis on supporting healthy lifestyle. New or improved sports facilities will be supported, on the basis that they should be easily accessible whilst be mindful of impact to resident's amenity from the sports facilities. As part of the proposed amendments, it includes the introduction of a swimming pool, increasing provision of sports facilities albeit for the exclusive use of residents.

7 Summary

In addition to this Covering Letter, the Application also comprises the following supporting documentation:

- Application Form and Notice Certificate prepared by Deloitte;
- Plans and Drawings prepared by SimpsonHaugh Architecture and TPM Landscape, in Appendix B.
- Design and Access Statement Addendum Rev P01 dated August 2024 prepared by SimpsonHaugh;
- Landscaping Supporting Document Rev P3 dated July 2024 prepared by TPM;
- Residential Management Strategy – Trinity Islands Plot D Rev D dated 21st August 2024 prepared by Zenith Property Management;
- Environmental Noise Study dated September 2024 prepared by Matt Fisher;
- Wind Microclimate Technical Note dated August 2024 prepared by WSP;
- Waste Management Report Addendum – Site D dated 29th August 2024 prepared by SLR Consulting (formerly Vectos);
- Ventilation Statement dated August 2024 prepared by Futurserv;
- Addendum: Daytime Bat Walkover Survey and Nesting Bird Survey dated July 2024 prepared by ERAP;
- Heritage Technical Note dated 10th June 2024 prepared by Stephen Levrant Heritage Architecture.

This Application is submitted via the Planning Portal under reference: PP-13114943.

A fee has been paid to Manchester City Council for £293, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's confirmation that the application has been validated. If you require any further details, please do not hesitate to contact Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) or Matthew Lam (0161 455 8448/ mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style. It is positioned to the left of a vertical line that separates it from the typed name below.

Deloitte LLP

Encl.

Appendix A – Proposed Condition Wordings

Appendix B – List of Updated Plans and Drawings

Appendix A – Proposed Condition Wordings

Update to the Approved Plans Condition (Condition 2)

Condition 2 attached to Planning Permission 134039/JO/2022 states that the development shall be carried out in accordance with the approved plans listed.

In order to facilitate the proposed amendments summarised above the relevant approved plans have been updated and submitted as part of this application to reflect the changes.

On the basis of the above it is requested that the wording of Condition 2 be updated, to account for the updated or new drawing references detailed in Appendix B.

Update to the Other Conditions

In order to formalise the proposed amendments aforementioned and to reflect latest position of discharged conditions, we propose also to amend the wording of Conditions 8, 18, 55, 65, 103, 110, 112, 118, 119, 121, 122, 123, 127, 147, 154, 156, 165, and 187 as outlined in Table 1 below:

Table 1 Approved and Revised Condition Wordings

#	Approved Condition Wording	Revised Wording	Comment
8 – Remediation (Phase C1)	<i>Notwithstanding the Phase I Preliminary Risk Assessment and the Phase II Ground Investigation prepared by WSP stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the commencement of phase C1 the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site:</i> <i>- Remediation strategy and materials management plan providing</i> <i>- Asbestos management plan submitting</i> <i>- Final gas risk assessment following completion of the last 2 rounds of gas monitoring. (This should include monitoring during occurrences of</i>	<i>The remediation of Phase C1 shall be carried out in accordance with the Asbestos Management Plan, Phase 2 Ground Condition Investigation Report, Remediation Method Statement and Flood Risk Strategy received by the City Council, as Local Planning Authority, on the 22 September 2022; Email from Dave Varty dated the 31 October 2022; Email from Lee Sauders including attachment dated 27 October 2022; Email from Dave Varty dated 1 December 2022; and Email from Dave Varty dated 19 January 2023 under condition discharge application Ref: CDN/22/0682.</i>	Wording updated to reflect condition discharge application ref: CDN/22/0682.

#	Approved Condition Wording	Revised Wording	Comment
	<i>low and falling atmospheric pressure)</i> <i>- UK Water supplier risk assessment.</i> <i>The remediation of phase C1 shall be carried out in accordance with the approved strategy.</i>		
18 – Private and Public Realm (Phase C1)	<i>Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 102 Rev P1, ZD-TPM-G710-PL-XX-4029 203 Rev P1 and ZD-TPM-G710-PL-XX-4029 204 Rev P1 received by the City Council, as Local Planning Authority, on the 6 February 2023</i> <i>(a) prior to any above ground works associated with phase C1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including</i>	<i>Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 101-P8, ZD-TPM-G710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the [MCC to insert date].</i> <i>(a) prior to any above ground works associated with phase C1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play; (vi) Details of any external steps and handrails; (vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further</i>	Updated wording to reflect updated Site D layout plans.

#	Approved Condition Wording	Revised Wording	Comment
	children's play; (vi) Details of any external steps and handrails; (vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance. (b). The approved details shall then be implemented and be in place prior to the first occupation of phase C1 of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.	planting and details of on-going maintenance. (b) The approved details shall then be implemented and be in place prior to the first occupation of phase C1 of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.	
55 – Remediation (Phase C2)	Notwithstanding the Phase I Preliminary Risk Assessment and the Phase II Ground Investigation prepared by WSP stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the commencement of phase C2 the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination,	<i>The remediation of Phase C2 shall be carried out in accordance with the Asbestos Management Plan, Phase 2 Ground Condition Investigation Report, Remediation Method Statement and Flood Risk Strategy received by the City Council, as Local Planning Authority, on the 22 September 2022; Email from Dave Varty dated the 31 October 2022; Email from Lee Sauders including attachment dated 27 October 2022; Email from Dave Varty dated 1 December 2022; and Email from Dave Varty dated 19 January 2023 under condition discharge application Ref: CDN/22/0682.</i>	Wording updated to reflect condition discharge application ref: CDN/22/0682.

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	groundwater contamination and/or ground gas relevant to the site: Remediation strategy and materials management plan providing Asbestos management plan submitting Final gas risk assessment following completion of the last 2 rounds of gas monitoring. (This should include monitoring during occurrences of low and falling atmospheric pressure) UK Water supplier risk assessment. The remediation of phase C2 shall be carried out in accordance with the approved strategy.		
65 – Private and Public Realm (Phase C2)	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 102 Rev P1, ZD-TPM-G710-PL-XX-4029 203 Rev P1 and ZD-TPM-G710-PL-XX-4029 204 Rev P1 received by the City Council, as Local Planning Authority, on the 6 February 2023 (a) prior any above ground works associated with phase C2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 101-P8, ZD-TPM-G710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the [MCC to insert date]. (a) prior any above ground works associated with phase C2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;	Updated wording to reflect updated Site D layout plans.

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	pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play; (vi) Details of any external steps and handrails; (vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance. (b). The approved details shall then be implemented and be in place prior to the first occupation of phase C2 of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the	(iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play; (vi) Details of any external steps and handrails; (vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance. (b). The approved details shall then be implemented and be in place prior to the first occupation of phase C2 of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on	

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	provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.	site, other than that shown on the approved plans.	
103 – Remediation (Phase D1)	Notwithstanding the Phase I Preliminary Risk Assessment and the Phase II Ground Investigation prepared by WSP stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the commencement of phase D1 the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site: Remediation strategy and materials management plan providing Asbestos management plan submitting Final gas risk assessment following completion of the last 2 rounds of gas monitoring. (This should include monitoring during occurrences of low and falling atmospheric pressure) UK Water supplier risk assessment. The remediation of phase D1 shall be carried out in accordance with the approved strategy.	<i>The remediation of Phase D1 shall be carried out in accordance with the Segregation of Lead Impacted Ash Made Ground (Site D) received by the City Council, as Local Planning Authority, 28 February 2023; Asbestos Management Plan, Phase 2 Ground Condition Investigation Report, Remediation Method Statement and Flood Risk Strategy received by the City Council, as Local Planning Authority, on the 22 September 2022; Email from Dave Varty dated the 31 October 2022; Email from Lee Sauders including attachment dated 27 October 2022; Email from Dave Varty dated 1 December 2022; and Email from Dave Varty dated 19 January 2023 under condition discharge application Ref: CDN/22/0682.</i>	Wording updated to reflect condition discharge application ref: CDN/22/0682.
110 – External Elevations (Phase D1)	Prior to the commencement of any development within phase D1, a programme for the issue of samples and specifications of all materials to be used on all external elevations of that phase of the development shall be submitted for approval in writing	<i>The external elevations of Phase D1 shall be carried out in accordance with the 10364-D2-SHP-A180-Rp-XX-001 REVISION P 02 received by the City Council, as Local Planning Authority, on</i>	Wording updated to reflect condition discharge application ref: CDN/23/0558.

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	by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.	the 15 August 2023 under condition discharge application Ref: CDN/23/0558.	
112 – Private and Public Realm (Phase D1)	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZCTPM-G710- PL-XX-3852 201 and 202 Revs P2 and ZD-TPM-G710-PLXX-4029 102 Rev P5, ZD-TPMG710-PL-XX-4029 203 Rev P2 and ZDTPM-G710-PL-XX-4029 204 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 (a). Prior to any above ground works within phase D1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZCTPM-G710- PL-XX-3852 201 and 202 Revs P2 and ZD-TPM-G710-PI-XX-4029 101-P8, ZD-TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the [MCC to insert date]. (a). Prior to any above ground works within phase D1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate	Updated wording to reflect updated Site D layout plans.

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	<i>boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;</i> <i>(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;</i> <i>(vi) Details of any external steps and handrails;</i> <i>(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.</i> <i>(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D1 of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.</i>	<i>planting and green screens and walls to podium areas;</i> <i>(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;</i> <i>(vi) Details of any external steps and handrails;</i> <i>(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.</i> <i>(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D1 of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.</i>	

#	Approved Condition Wording	Revised Wording	Comment
118 – Acoustics (Phase D1)	<i>Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, (a) Prior to the first occupation of the residential element of phase D1 of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.</i> <i>(b) Prior to the first occupation of the residential element of phase D1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the 134039/JO/2022 Page 45 of 70 noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.</i> <i>Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.</i>	<i>Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, and Environmental Noise Study prepared by Fisher Acoustics submitted to the City Council, as Local Planning Authority, on [MCC to insert date] (a) Prior to the first occupation of the residential element of phase D1 of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.</i> <i>(b) Prior to the first occupation of the residential element of phase D1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the 134039/JO/2022 Page 45 of 70 noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.</i> <i>Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.</i>	Updated wording to reflect additional Environmental Noise Study
119 – Acoustics	<i>(a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as</i>	<i>(a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City</i>	Updated wording to reflect additional

#	Approved Condition Wording	Revised Wording	Comment
(Phase D1 Residential Amenity)	received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P03, D1-SHP-G200-PL-01-B5D801 P02, D1-SHP-G200-PL-02-B5D801 P02 and D1-SHP-G200-PL-03-B5D801 P02 stamped as received by submitted to the City Council, as Local Planning Authority, on the 7 December 2021, a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. (b) Prior to the first use of those spaces within phase D1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City	Council, as Local Planning Authority, on the 7 December 2021, and Environmental Noise Study prepared by Fisher Acoustics submitted to the City Council, as Local Planning Authority, on [MCC to insert date] prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P04, D1-SHP-G200-PL-01-B5D801 P03, D1-SHP-G200-PL-02-B5D801 P03 and D1-SHP-G200-PL-03-B5D801 P03 stamped as received by submitted to the City Council, as Local Planning Authority, on the [MCC to insert date], a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. (b) Prior to the first use of those spaces within phase D1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.”	Environmental Noise Study, and Building D1 layout plans.

#	Approved Condition Wording	Revised Wording	Comment
	<i>Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ."</i>		
121 – Waste Management (Phase D1 Residential)	<i>Notwithstanding the Site Waste Management Strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, prior to any above ground works, details a waste management strategy for the storage and disposal of refuse for the residential element of phase D1 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the residential element of phase D1 and shall remain in situ whilst the use or development is in operation</i>	<i>Waste management strategy for the storage and disposal of refuse for the residential element of phase D1 shall be carried out in accordance with the Residential management strategy - Trinity Island Plot D Rev D 21 August 2024 and the Waste Management Report Rev 03 dated 29th August 2024 prepared by SLR Consulting received by the City Council, as Local Planning Authority, on [MCC to insert date].</i>	Wording updated to reflect updated Residential Management Strategy and updated Waste Management Report.
122– Waste Management (Phase D1 Amenity)	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P03, D1-SHP-G200-PL-01-B5D801 P02, D1-SHP-G200-PL-02-B5D801 P02 and D1- SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.</i>	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P04, D1-SHP-G200-PL-01-B5D801 P03, D1-SHP-G200-PL-02-B5D801 P03 and D1- SHP-G200-PL-03-B5D801 P03 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.</i>	Updated wording to reflect updated Building D1 layout plans.
123 – Fumes, vapours and odours (Phase D1 Amenity)	<i>Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P03, D1-SHP-G200-PL-01-B5D801 P02, D1-SHP-G200-PL-02-B5D801 P02 and D1-SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority,</i>	<i>Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P04, D1-SHP-G200-PL-01-B5D801 P03, D1-SHP-G200-PL-02-B5D801 P03 and D1-SHP-G200-PL-03-B5D801 P03 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], details of a scheme to extract</i>	Updated wording to reflect updated Building D1 layout plans.

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	on the 7 December 2021, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.	fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.	
127 – Operating Hours (Phase D1 Amenity)	Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P03, D1-SHP-G200-PL-01-B5D801 P02, D1-SHP-G200-PL-02-B5D801 P02 and D1-SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them. There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 118 that there would be no unacceptable impact on residential amenity.	Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P04, D1-SHP-G200-PL-01-B5D801 P03, D1-SHP-G200-PL-02-B5D801 P03 and D1-SHP-G200-PL-03-B5D801 P03 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them. There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 118 that there would be no unacceptable impact on residential amenity.	Updated wording to reflect updated Building D1 layout plans.
147 – Remediation (Phase D2)	Notwithstanding the Phase I Preliminary Risk Assessment and the Phase II Ground Investigation prepared by WSP stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the commencement of phase D2 the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination,	The remediation of Phase D2 shall be carried out in accordance with the Segregation of Lead Impacted Ash Made Ground (Site D) received by the City Council, as Local Planning Authority, 28 February 2023; Asbestos Management Plan, Phase 2 Ground Condition Investigation Report, Remediation Method Statement and Flood Risk Strategy received by the City Council, as Local Planning Authority, on the 22 September 2022; Email from Dave Varty dated the 31 October 2022; Email from	Wording updated to reflect condition discharge application ref: CDN/22/0682.

#	Approved Condition Wording	Revised Wording	Comment
	groundwater contamination and/or ground gas relevant to the site: - Remediation strategy and materials management plan providing - Asbestos management plan submitting - Final gas risk assessment following completion of the last 2 rounds of gas monitoring. (This should include monitoring during occurrences of low and falling atmospheric pressure) - UK Water supplier risk assessment. The remediation of phase D2 shall be carried out in accordance with the approved strategy.	<i>Lee Sauders including attachment dated 27 October 2022; Email from Dave Varty dated 1 December 2022; and Email from Dave Varty dated 19 January 2023 under condition discharge application Ref: CDN/22/0682.</i>	
154 – External Elevations (Phase D2)	Prior to the commencement of any development within phase D2, all materials to be used on all external elevations of that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.	<i>The external elevations of Phase D2 shall be carried out in accordance with the 10364-D2-SHP-A180-Rp-XX-001 REVISION P 02 received by the City Council, as Local Planning Authority, on the 15 August 2023 under condition discharge application Ref: CDN/23/0558.</i>	Wording updated to reflect condition discharge application ref: CDN/23/0558.
156 – Private and Public Realm (Phase D2)	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZCTPM-G710- PL-XX-3852 201 and 202 Revs P2 and ZD-TPM-G710-PLXX-4029 102 Rev P5, ZD-TPM-G710-PL-XX-4029 203 Rev P2 and ZD-TPM-G710-PL-XX-4029 102 Rev P1, ZD-TPM-G710-PL-XX-4029 203 Rev P1 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZCTPM-G710- PL-XX-3852 201 and 202 Revs P2 and ~~ZD-TPM-G710-PL-XX-4029 101-P8, ZD-TPM-G710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5~~ received by the City Council, as Local Planning Authority, on the [MCC to insert date].	Updated wording to reflect updated Site D layout plans.

#	Approved Condition Wording	Revised Wording	Comment
	<i>Council, as Local Planning Authority, on the 6 February 2023.</i> <i>(a) prior to any above ground works associated with phase D2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:</i> <i>(i) Details of the proposed hard landscape materials;</i> <i>(ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;</i> <i>(iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;</i> <i>(iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;</i> <i>(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;</i> <i>(vi) Details of any external steps and handrails;</i> <i>(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.</i>	<i>(a) prior to any above ground works associated with phase D2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:</i> <i>(i) Details of the proposed hard landscape materials;</i> <i>(ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;</i> <i>(iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;</i> <i>(iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;</i> <i>(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;</i> <i>(vi) Details of any external steps and handrails;</i> <i>(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.</i> <i>(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D2 of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in</i>	

#	Approved Condition Wording	Revised Wording	Comment
	(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D2 of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.	replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans	
165 – Waste Management (Phase D2 Residential)	Notwithstanding the Site Waste Management Strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, prior to any above ground works, details a waste management strategy for the storage and disposal of refuse for the residential element of phase D2 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the residential element of phase D2 and shall remain in situ whilst the use or development is in operation.	Waste management strategy for the storage and disposal of refuse for the residential element of phase D2 shall be carried out in accordance with the Residential management strategy - Trinity Island Plot D Rev D 21 August 2024 received by the City Council, as Local Planning Authority, on the [MCC to insert date].	Wording updated to reflect updated Residential Management Strategy.
187 – Children’s Play Area Specification	Notwithstanding drawing Z1-SHP-G100-PL-GRD-B5D801 P03 stamped as received by the City Council, as Local Planning Authority, on the 13 June 2022, prior to the first	Notwithstanding drawing Z1-SHP-G100-PL-GRD-B5D801 P04 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], prior to the first occupation of the	Wording updated to reflect updated Site Wide Layout Plan.

#	Approved Condition Wording	Revised Wording	Comment
	<i>occupation of the residential element of phase D2, details and specification of the children's play area shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include location and specification of equipment and surfaces. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase D2 and thereafter retained and maintained in situ.</i>	<i>residential element of phase D2, details and specification of the children's play area shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include location and specification of equipment and surfaces. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase D2 and thereafter retained and maintained in situ.</i>	

Appendix B – List of Updated Plans and Drawings

Drawing Name	Approved Drawing Reference	New Drawing Reference
Architectural Plan		
Site Wide Elevation North West	Z1-SHP-G100-EL-XX-B5D802-P01	Z1-SHP-G100-EL-XX-B5D802-P02
Site Wide Elevation South East	Z1-SHP-G100-EL-XX-B5D803-P01	Z1-SHP-G100-EL-XX-B5D803-P02
Site Wide Elevation South West	Z1-SHP-G100-EL-XX-B5D804-P01	Z1-SHP-G100-EL-XX-B5D804-P02
Site Wide Ground Level Plan	Z1-SHP-G100-PL-GRD-B5D801-P03	Z1-SHP-G100-PL-GRD-B5D801-P04
Site Wide Level 01 Plan	Z1-SHP-G100-PL-01-B5D801-P02	Z1-SHP-G100-PL-01-B5D801-P03
Site Wide Level 02 Plan	Z1-SHP-G100-PL-02-B5D801-P02	Z1-SHP-G100-PL-02-B5D801-P03
Site Wide Level 03 Plan	Z1-SHP-G100-PL-03-B5D801-P02	Z1-SHP-G100-PL-03-B5D801-P03
Site D Ground Level Plan	ZD-SHP-G100-PL-GRD-B5D801-P03	ZD-SHP-G100-PL-GRD-B5D801-P04
Site D Level 01 Plan	ZD-SHP-G100-PL-01-B5D801-P02	ZD-SHP-G100-PL-01-B5D801-P03
Site D Level 02 Plan	ZD-SHP-G100-PL-02-B5D801-P02	ZD-SHP-G100-PL-02-B5D801-P03
Site D Level 03 Plan	ZD-SHP-G100-PL-03-B5D801-P02	ZD-SHP-G100-PL-03-B5D801-P03
Site D Sections	ZD-SHP-G200-SE-XX-B5D801-P01	ZD-SHP-G200-SE-XX-B5D801-P02
Site D Typical External Wall Details 03	ZD-SHP-G251-DE-XX-B5D803-P01	ZD-SHP-G251-DE-XX-B5D803-P02
Site D Building 1 Ground Level Plan	D1-SHP-G200-PL-GRD-B5D801-P03	D1-SHP-G200-PL-GRD-B5D801-P04
Site D Building 1 Level 01 Plan	D1-SHP-G200-PL-01-B5D801-P02	D1-SHP-G200-PL-01-B5D801-P03
Site D Building 1 Level 02 Plan	D1-SHP-G200-PL-02-B5D801-P02	D1-SHP-G200-PL-02-B5D801-P03
Site D Building 1 Level 03 Plan	D1-SHP-G200-PL-03-B5D801-P02	D1-SHP-G200-PL-03-B5D801-P03
Site D Building 1 Elevations 01	D1-SHP-G200-EL-XX-B5D801-P02	D1-SHP-G200-EL-XX-B5D801-P03
Site D Building 1 Elevations 02	D1-SHP-G200-EL-XX-B5D802-P02	D1-SHP-G200-EL-XX-B5D802-P03
*New Drawing Site D Building 1 Podium L00-L01 Unfolded Elevations		D1-SHP-G251-EL-GRD-B5D801-P01
Landscaping Plans		
Site D – Landscape Layout	ZD-TPM-G710-PI-XX-3852 102-P5	ZD-TPM-G710-PI-XX-4029 101-P8

Drawing Name	Approved Drawing Reference	New Drawing Reference
Site D – Planting Plan (Sheet 1 of 2)	ZD-TPM-G710-PI-XX-3852 203-P2	ZD-TPM-G710-PI-XX-4029 203-P5
Site D – Planting Plan (Sheet 2 of 2)	ZD-TPM-G710-PI-XX-3852 204-P2	ZD-TPM-G710-PI-XX-4029 204-P5
*New Drawing External Bin Store Design Intent		ZD-TPM-G710-DE-GRD-4029 422-P1