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17 January 2024

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

FAO Jennifer Atkinson

Dear Jennifer

Viadux Phase 1, Albion Street, Manchester - Application for Non-Material Amendments to Planning Permission for ref. 133998/JO/2022

Please find enclosed an application for a non-material amendment ('NMA') to Planning Permission ref. 133998/JO/2022 in accordance with Section 96A of the Town and Country Planning Act 1990.

The application relates to the Viadux Phase 1 Site and the applicant is Salboy Central Ltd.

Background

Planning Permission (Ref 115871/FO/2017) was granted at the Site on 27 July 2017, for:

Erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works.

The Planning Permission has since been amended via the following consents:

Application Reference	Description	Status
126604/NMC/2020	Non Material Amendment to planning permission 115871/FO/2017 to include an additional drawing in respect of drainage to condition 3 and to amend the trigger points and include the drainage drawing to conditions 4, 5a, 6, 7a, 8, 14 and 41a	Approved 27 March 2020

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Application Reference	Description	Status
126868/JO/2020	Variation of planning conditions 2, 3, 21, 24, 25, 29, 30, 31, 32, 36 and 38 of planning permission 115871/FO/2017 (amended by 126604/NMC/2020) to allow for a reduction in overall height of the building by 2.5 metres, changes to the number and type of structural interventions into the listed arches, modification and alteration to the bridge over Great Bridgewater Street, alterations to the ground floor layout including enlargement of residents lobby together with re-location of the cycle store and reduction in car parking, alterations to the upper floor layout to remove 3 bedroom apartments and elevational alterations to main facade of the residential tower to modify the fin arrangement together with alteration to the podium with the introduction of perforated panels.	Approved 20 August 2020
129153/NMC/2021	Alterations to the ground floor including enlargement of amenity area, reducing the size of the commercial floorspace, together with alterations to the cycle store and access, relocation and enlargement of residents' lounge to level 1 together with alterations to boundary treatment and enlargement of gym floor spaces to podium together with associated alterations to public realm and elevational alterations.	Approved 04 March 2021
131326/NMC/2021	Facilitate elevational alterations to stair, planters and lift shaft including modifications to materials.	Approved 26 August 2021
133998/JO/2022	Variation of planning conditions 2, 3, 18, 20, 21, 24, 25, 29, 30, 31, 32 and 36 of planning permission 126868/JO/2020 to facilitate elevational alterations, internal reconfiguration of the commercial floor spaces including creation of a tripe height entrance foyer, encapsulation of tram track, certation of amenity spaces and external terraces, alterations to landscaping and creation of an external seating area and other associated works.	Approved 15 August 2022

Planning Permission ref. 133998/JO/2022) has been implemented and Phase 1 is currently under construction. The Phase 2 office block, whilst lawfully implemented, has not been delivered.

Pre-Application Consultation

This application is submitted following consultation with the Local Planning Authority. A pre-application meeting was held on 24 October 2023 with the case officer, Jennifer Atkinson. It was agreed with the case officer at this meeting that the changes described within this cover letter and its enclosures are acceptable in principle and can be progressed via an NMA to the existing permission.

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Non-Material Amendments to the Approved Development

This application is to facilitate the following amendments:

1. Introduction of Penthouses

20 standard apartments at Levels 37 and 38 (10 per level) are proposed to be replaced by 5 duplex penthouses across both levels and 1no. standard 2-bed apartment at Level 38. This results in a reduction of 14 apartments.

The duplex penthouses have been designed to adhere to the approved elevations which is a continuation of the standard floors below.

This amendment changes the number of apartments listed in the original description of development (Ref. 115871/FO/2017) from 375 to 362 – including the Level 19 apartment (Please refer to Item 2 below).

2. Additional Level 19 Apartment

The plant room originally to be included at Level 19 is no longer needed and has been redesigned as a large, 1-bed apartment.

Although there is sufficient area to accommodate a 2-bed apartment, the structure does not allow for enough openings to create windows and so two opaque panels are to be replaced by part vision and part opaque panels to provide natural light to the bedroom and living/dining room.

A flexible study room has also been created which is separated from the lounge by a glazed partition to borrow natural daylight from the adjacent living/dining room.

3. Level 01 Mezzanine Ventilation Louvres

The Level 01 Mezzanine ventilation louvres for the co-working space and secondary entrance from viaduct level have been amended to decorative perforate panels. This change is proposed following the inspection of the visual mock-up with MCC (26.09.23) and a request by officers to design a visually less utilitarian design for the louvres.

The pattern proposed matches the rapid vents to the apartments on the floors above. The repetitive pattern for the perforated panels has been derived from the surrounding context – specifically, the steel lattice work of Manchester Central.

The perforate louvre panels are finished to match the adjacent perforate panels – Please see page 13 of design document '10333-MP-A-B5D9-RP-NMA-003' for a full mock up and details of specification.

4. Changes to Sliding Gates and Service Yard Entrance

The automatic slide service yard gates have been developed further and detailed to ensure the height aligns with the adjacent panel joints and the main vertical support framing aligns centrally with the façade fins above. The individual, sub-dividing bars between the central frames are staggered to reduce views in and out of the service yard.

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The façade adjacent to the gate opening has been pulled back to ensure the full entrance road width is retained for manoeuvrability through the service yard.

Please see pages 14 and 15 of design document '10333-MP-A-B5D9-RP-NMA-003' for a full mock up and details of specification.

Amendments to Approved Plans

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the amendments to the approved scheme. The full list of drawings proposed to be included on an updated Decision Notice for the scheme is provided on page 64 of design document '10333-MP-A-B5D9-RP-NMA-003' prepared by SimpsonHaugh & Partners and included as part of this application.

Table 1.1 – Drawing References

Drawing Name	Approved Drawing	New Drawing Reference
Masterplan - Proposed Plan - Service Yard Level 01	10337-Z1-A-B5D9-G100-PL-01-001 Rev 04	10337-Z1-A-B5D9-G100-PL-01-001 Rev 05
Masterplan - Proposed Plan - Service Yard 01- Mezzanine	10053-MP-A-B5D9-G100-P-01M-001 Rev 06	10053-MP-A-B5D9-G100-P-01M-001 Rev 07
Masterplan - Proposed Plan - Office Level 14, Intermediate Residential Plant Level	10053-MP-A-B5D9-G100-P-14-001 Rev 05	10053-MP-A-B5D9-G100-P-14-001 Rev 06
Masterplan - Proposed North Elevation	10053-MP-A-B5D9-G200-E-N-001 Rev 06	10053-MP-A-B5D9-G200-E-N-001 Rev 07
Masterplan - Proposed West Elevation	10053-MP-A-B5D9-G200-E-W-001 Rev 04	10053-MP-A-B5D9-G200-E-W-001 Rev 05
Masterplan - Long Section AA	10053-MP-A-B5D9-G100-S-AA-001 Rev 06	10053-MP-A-B5D9-G100-S-AA-001 Rev 07
Masterplan - Area Schedule	10053-MP-A-B5D9-Z100-AS-002 Rev 05	10053-MP-A-B5D9-Z100-AS-002 Rev 06
Building 2 - First Floor Plan	10053-B2-A-B5D9-G200-P-01-001 Rev 05	10053-B2-A-B5D9-G200-P-01-001 Rev 06
Building 2 - First Floor - Mezzanine Plan	10053-B2-A-B5D9-G200-P-01M-001 Rev 05	10053-B2-A-B5D9-G200-P-01M-001 Rev 06
Building 2 - Intermediate plant level plan	10053-B2-A-B5D9-G200-P-19-001 Rev 02	10053-B2-A-B5D9-G200-P-19-001 Rev 03

Drawing Name	Approved Drawing	New Drawing Reference
Building 2 - Typical upper level plan - Floors 20-39	10053-B2-A-B5D9-G200-P-20-001 Rev 02	10053-B2-A-B5D9-G200-P-20-001 Rev 03
Building 2 - Duplex Penthouse Level 38	N/A	10053-B2-A-B5D9-G200-P-38-001
Building 2 - Duplex Penthouse Level 39	N/A	10053-B2-A-B5D9-G200-P-39-001
Building 2 - North Elevation	10053-B2-A-B5D9-G200-E-N-001 Rev 07	10053-B2-A-B5D9-G200-E-N-001 Rev 08
Building 2 - East Elevation	10053-B2-A-B5D9-G200-E-E-001 Rev 05	10053-B2-A-B5D9-G200-E-E-001 Rev 06
Building 2 - West Elevation	10053-B2-A-B5D9-G200-E-W-001 Rev 05	10053-B2-A-B5D9-G200-E-W-001 Rev 06
Building 2 - Section AA	10053-B2-A-B5D9-G200-S-AA-001 Rev 06	10053-B2-A-B5D9-G200-S-AA-001 Rev 07
Building 2 - External wall detail - Plant level	10053-B2-A-B5D9-G251-D-19-001 Rev 01	10053-B2-A-B5D9-G251-D-19-001 Rev 02
Building 2 - Residential Area Schedule	10053-B2-A-BD59-Z100-AS-001 Rev 05	10053-B2-A-BD59-Z100-AS-001 Rev 06
Building 4 - Proposed North Elevation and Proposed South Elevation	10053-B4-A-B5D9-G200-E-NS-001 Rev 06	10053-B4-A-B5D9-G200-E-NS-001 Rev 07
Building 4 - Proposed East Elevation and Proposed West Elevation	10053-B4-A-B5D9-G200-E-EW-001 Rev 05	10053-B4-A-B5D9-G200-E-EW-001 Rev 06
Proposed Great Bridgewater Street and West Elevation	10337-Z1-A-B5D9-G200-EL-XX-001 Rev 04	10337-Z1-A-B5D9-G200-EL-XX-001 Rev 05
Proposed Level 00 and 01 (Viaduct Level) Plan	10337-Z1-A-B5D9-G200-PL-XX-001 Rev 05	10337-Z1-A-B5D9-G200-PL-XX-001 Rev 06

Effect on the Proposed Development

The proposed amendments result in a development that is substantively unchanged from that approved. These changes have been considered by the team who have concluded that the proposed amendments

do not impact upon the conclusions of the approved technical assessments or Environmental Impact Assessment.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form;
- Site Location Plan;
- Non-Material Amendment Design Pack, prepared by SimpsonHaugh & Partners (Document Ref. 10333-MP-A-B5D9-RP-NMA-003); and
- Architectural Drawings, prepared by SimpsonHaugh & Partners (See pg. 64 of '10333-MP-A-B5D9-RP-NMA-003' for full schedule).

Summary

The full proposed revised wording of Condition 3 attached to planning permission (ref. 133998/JO/2022), is set out in Appendix A of this letter for completeness and a schedule of proposed drawings are provided in Table 1.1.

The application fee to Manchester City Council for £293 has been provided via the Planning Portal (PP-12724504).

On the basis of the information submitted, we seek your formal agreement that the proposed amendment to the wording of this condition is acceptable and can be dealt with as a non-material amendment.

If you require any further details, please do not hesitate to contact my colleague Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Josh Wyatt-Smith (0161 455 8451 / jwyattsmith@deloitte.co.uk).

Yours sincerely

Deloitte LLP

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Appendix A – Amended Drawing Wording

Condition No.	Approved condition wording under 133998/JO/2022	Proposed condition wording
3	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings and documents approved as part of planning permission 133998/JO/2022. 10053-B4-A-B5D9-G200-E-EW-001 05, 10053-B4-A-B5D9-G200-E-NS-001 06, 10053- MP-A-B5D9-F900-P-AL-001 01, 10053-MP-A-B5D9-G100-S-AA-001 06, 10053-MP-AB5D9-G200-E-E-001 02, 10053-MP-A-B5D9-G200-E-N-001 06, 10053-MP-A-B5D9- G200-E-S-001 06, 10053-MP-A-B5D9-G200-E-W-001 04, 10053-MP-A-B5D9-JC20-P00-001 05, 10053-MP-A-B5D9-JC20-P-01-001 06, 10053-MP-B5D9-A-F000-P-00-001 02, 10053-MP-B5D9-A-F000-P-01-001 02, 10053-MP-B5D9-A-G100-P-01M-001 06, 10053-MP-B5D9-A-G100-P-02-001 05, 10053-MP-B5D9-A-G100-P-03-001 05, 10053- MP-B5D9-A-G100-P-04-001 05, 10053-MP-B5D9-A-G100-P-14-001 05, 10053-MPB5D9-A-G100-P-20-001 05, 10053-MP-B5D9-A-G100-P-RF-001 05, 10337-Z1-A-B5D9- G100-PL-00-001 04, 10337-Z1-A-B5D9-G100-PL-01-001 04, 10337-Z1-A-B5D9-G200- EL-XX-001 04, 10337-Z1-A-B5D9-G200-SE-XX-001 04, 10337-Z1-A-B5D9-JC20-XEXX-001 04, 10053-B2-A-B5D9-G200-E-E-001 05, 10053-B2-A-B5D9-G200-E-N-001 07, 10053-B2-A-B5D9-G200-E-S-001 06, 10053-B2-A-B5D9-G200-E-W-001 05, 10053-B2-A-B5D9-G200-P-00-001 05, 10053-B2-A-B5D9-G200-P-01-001 05, 10053-B2-A-B5D9- G200-P-01M-001 05, 10053-B2-A-B5D9-G200-P-02-001 06, 10053-B2-A-B5D9-G200- S-AA-001 06, 10053-B3-A-B5D9-G200-E-AL-001 01, 10053-B3-A-B5D9-G200-E-E-001 02, 10053-B3-A-B5D9-G200-E-N-001 06, 10053-B3-A-B5D9-G200-E-S-001 05, 10053- B3-A-B5D9-G200-E-W-001 02, 10053-B3-A-B5D9-G200-P-00-001 05, 10053-B3-AB5D9-G200-P-01-001 05, 10053-B3-A-B5D9-G200-P-01M-001 05, 10053-B3-A-B5D9- G200-P-02-001 03, 10053-B3-A-B5D9-G200-P-03-001 01, 10053-B3-A-B5D9-G200-P04-001 00, 10053-B3-A-B5D9-G200-P-14-001 01, 10053-B3-A-B5D9-G200-P-15-001 00, 10053-B3-A-B5D9-G200-P-RF-001 01, 10053-B3-A-B5D9-G200-P-TYP-001 01, 10053-B3-A-B5D9-G200-P-TYP-002 00, 10053-B3-A-B5D9-G200-S-AA-001 05, 10053- B3-A-B5D9-G200-S-EE-001 02, 10053-B3-A-B5D9-G200-S-FF-001 02, 10053-B3-A-B5D9-G200-S-HH-001 01, 10053-B3-A-B5D9-G200-S-QQ-001 01, 10053-B3-A-B5D9- G251-D-T1-001 01, 10053-B3-A-B5D9-G251-D-T2-001 01, 10053-B3-A-B5D9-G251-D-T3-001 01, 10053-B3-A-B5D9-G251-D-T4-001 01, 10053-B3-A-B5D9-G251-D-T5-001 01, 10053-B3-A-B5D9-G251-D-T6-001 01, 10053-B3-A-B5D9-G251-D-T7-001 01, 10053-B4-A-B5D9-G200-D-N-001 03, 10053-MP-A-B5D9-G100-XP-00-001 02, 10053- B4-A-B5D9-G200-S-LL-001 01, 10053-	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings and documents approved as part of planning permission 133998/JO/2022. ~~10053-B4-A-B5D9-G200-E-EW-001 05~~, 10053-B4-A-B5D9-G200-E-EW-001 Rev 06, ~~10053-B4-A-B5D9-G200-E-NS-001 06~~, 10053-B4-A-B5D9-G200-E-NS-001 Rev 07, 10053- MP-A-B5D9-F900-P-AL-001 01, ~~10053-MP-A-B5D9-G100-S-AA-001 06~~, 10053-MP-A-B5D9-G100-S-AA-001 Rev 07, 10053-MP-A-B5D9-G200-E-E-001 02, ~~10053-MP-A-B5D9-G200-E-N-001 06~~, 10053-MP-A-B5D9-G200-E-N-001Rev 07, 10053-MP-A-B5D9-G200-E-S-001 06, ~~10053-MP-A-B5D9-G200-E-W-001 04~~, 053-MP-A-B5D9-G200-E-W-001Rev 05, 10053-MP-A-B5D9-JC20-P-00-001 05, 10053-MP-A-B5D9-JC20-P-01-001 06, 10053-MP-B5D9-A-F000-P-00-001 02, 10053-MP-B5D9-A-F000-P-01-001 02, 10053-MP-B5D9-A-G100-P-01M-001 06, 10053-MP-B5D9-A-G100-P-02-001 05, 10053-MP-B5D9-A-G100-P-03-001 05, 10053- MP-B5D9-A-G100-P-04-001 05, 10053-MP-B5D9-A-G100-P-14-001 05, 10053-MP-B5D9-A-G100-P-20-001 05, 10053-MP-B5D9-A-G100-P-RF-001 05, 10337-Z1-A-B5D9-G100-PL-00-001 04, ~~10337-Z1-A-B5D9-G100-PL-01-001 04~~, 10337-Z1-A-B5D9-G100-PL-01- 001Rev 05, ~~10337-Z1-A-B5D9-G200- EL-XX-001 04~~, 10337-Z1-A-B5D9-G200-EL-XX-001 Rev 05, 10337-Z1-A-B5D9-G200-SE-XX-001 04, 10337-Z1-A-B5D9-JC20-XE-XX-001 04, ~~10053-B2-A-B5D9-G200-E-E-001 05~~, 10053-B2-A-B5D9-G200-E-E-001 Rev 06,~~10053-B2-A-B5D9-G200-E-N-001 07~~, 10053-B2-A-B5D9-G200-E-N-001 Rev 08, 10053-B2-A-B5D9-G200-E-S-001 06, ~~10053-B2-A-B5D9-G200-E-W-001 05~~, 10053-B2-A-B5D9-G200-E-W-001 Rev 06, 10053-B2- A-B5D9-G200-P-00-001 05, ~~10053-B2-A-B5D9-G200-P-01-001 05~~10053-B2-A-B5D9-G200-P-01- 001Rev 06, ~~10053-B2-A-B5D9- G200-P-01M-001 05~~, 53-B2-A-B5D9-G200-P-01M-001Rev 06, 10053-B2-A-B5D9-G200-P-02-001 06, ~~10053-B2-A-B5D9-G200-S-AA-001 06~~,10053-B2-A-B5D9-G200-S-AA-001 Rev 07, 10053-B3-A-B5D9-G200-E-AL-001 01, 10053-B3-A-B5D9-G200-E-E-001 02, 10053-B3-A-B5D9-G200-E-N-001 06, 10053-B3-A-B5D9-G200-E-S-001 05, 10053- B3-A-B5D9-G200-E-W-001 02, 10053-B3-A-B5D9-G200-P-00-001 05, 10053-B3-A-B5D9-G200-P-01-001 05, 10053-B3-A-B5D9-G200-P-01M-001 05, 10053-B3-A-B5D9- G200-P-02-001 03, 10053-B3-A-B5D9-G200-P-03-001 01, 10053-B3-A-B5D9-G200-P04-001 00, 10053-B3-A-B5D9-G200-P-14-001 01, 10053-B3-A-B5D9-G200-P-15-001 00, 10053-B3-A-B5D9-G200-P-RF-001 01, 10053-B3-A-B5D9-G200-P-TYP-001 01, 10053-B3-A-B5D9-G200-P-TYP-002 00, 10053-B3-A-B5D9-G200-S-AA-001 05, 10053- B3-A-B5D9-G200-S-EE-001 02, 10053-B3-A-B5D9-G200-S-FF-001 02, 10053-B3-A-B5D9-G200-S-HH-001 01,

Condition No.	Approved condition wording under 133998/JO/2022	Proposed condition wording
	B4-A-B5D9-G200-S-MM-001 02, 10053-MP-A-B5D9-Z200-3-AL-001 03, 10053-MP-A-B5D9-Z200-3-AL-002 02, 10053-MP-A-B5D9- Z200-3-AL-003 02, 10053-MP-A-B5D9-Z200-3-AL-004 04 and 10053-MP-A-B5D9-Z200-3-AL-005 04 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022. Traffic and transport addendum, waste addendum, heritage statement, noise addendum, wind note, ventilation strategy, energy strategy stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022 Drawings and documents approved as part of planning permission 115871/FO/2017 110053-MP-A-B5D9-F000-P-AL-001 Rev 02, 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03, 10053-MP-A-B5D9-G100-P-01M-001 Rev 03, 10053-MP-A-B5D9-G100-P-02-001 Rev 02, 10053-MP-A-B5D9-G100-P-03- 001 Rev 02, 10053-MP-A-B5D9-G100-P-04-001 Rev 02, 10053-MP-A-B5D9-G100-P-14-001 Rev 02, 10053-MP-A-B5D9-G100-P-20-001 Rev 02, 10053-MP-A-B5D9-G100- P-RF-001 Rev 02, 10053-MP-A-B5D9-Z100-AS-002 Rev 02, 10053-B2-A-B5D9-G200- P-03-001 Rev 02, 10053-B2-A-B5D9-G200-P-04-001 Rev 02, 10053-B2-A-B5D9-G200- P-19-001 Rev 02, 10053-B2-A-B5D9-G200-P-20-001 Rev 02, 10053-B2-A-B5D9-G200- P-40-001 Rev 01, 10053-B2-A-B5D9-G200-P-RF-001 Rev 01, 10053-B2-A-B5D9- G251-D-02-001 Rev 01, 10053-B2-A-B5D9-G251-D-19-001 Rev 01, 10053-B2-A-B5D9- G251-D-40-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY-001 Rev 01, 10053-B2-AB5D9-G251-D-TY1-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY2-001 Rev 01, 10053- B2-A-BD59-Z100-AS-001 Rev 03, 10053-B3-A-B5D9-G200-S-PP-001 Rev 01, 10053- B4-A-BD59-G200-E-NS-001 Rev 03, 10053-B4-A-BD59-G200-E-EW-001 Rev 03, 10053-B4-A-BD59-G251-D-N-001 Rev 01, 10053-B4-A-BD59-G251-D-N-002 Rev 02, 10053-B4-A-BD59-G200-S-KK-001 Rev 01, 10053-B4-A-BD59-G251-D-TY-001 Rev 02, 10053-B4-A-BD59-Z100-AS-001 Rev 01, 10053-B5-A-BD59-G200-E-S-001 Rev 01 and 10053-B5-A-BD59-G310-XRCP-00-001 Rev 01 stamped as received by the City Council, as Local Planning Authority on the 7 May and 8 July 2020. Planning Amendments Design Document prepared by SHP; Updated Energy Strategy Statement prepared by Ridge, dated April 2020; Updated Landscaping Drawings prepared by Planit, dated April 2020; Travel Plan Framework Technical Note prepared by Vectos, dated April 2020; Waste Management Strategy Technical Note prepared by Vectos, dated April 2020; Updated Ventilation Strategy prepared by Ridge, dated April 2020;	10053-B3-A-B5D9-G200-S-QQ-001 01, 10053-B3-A-B5D9-G251-D-T1-001 01, 10053-B3-A-B5D9-G251-D-T2-001 01, 10053-B3-A-B5D9-G251-D-T3-001 01, 10053-B3-A-B5D9-G251-D-T4-001 01, 10053-B3-A-B5D9-G251-D-T5-001 01, 10053-B3-A-B5D9-G251-D-T6-001 01, 10053-B3-A-B5D9-G251-D-T7-001 01, 10053-B4-A-B5D9-G200-D-N-001 03, 10053-MP-A-B5D9-G100-XP-00-001 02, 10053- B4-A-B5D9-G200-S-LL-001 01, 10053-B4-A-B5D9-G200-S-MM-001 02, 10053-MP-A-B5D9-Z200-3-AL-001 03, 10053-MP-A-B5D9-Z200-3-AL-002 02, 10053-MP-A-B5D9- Z200-3-AL-003 02, 10053-MP-A-B5D9-Z200-3-AL-004 04 and 10053-MP-A-B5D9-Z200-3-AL-005 04 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022. 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Condition No.	Approved condition wording under 133998/JO/2022	Proposed condition wording
	Environmental Statement Technical Notes including: - Townscape and Visual Impact Technical Note prepared by Planit, dated April 2020; - Construction Management and Phasing Note prepared by Domis, dated April 2020; - Socio-Economic Note prepared by Deloitte Real Estate, dated April 2020; - Heritage Impact Technical Note prepared by Heritage Architecture, dated April 2020; - Noise and Vibration Technical Notes prepared by Fisher Acoustics, dated April 2020; - Daylight Sunlight Assessment Technical Note prepared by GreyScanlanHill, dated April 2020; - Wind Microclimate Technical Note prepared by Architectural Aerodynamics, dated April 2020; - Water Resources Technical Note prepared by Renaissance, dated April 2020; - Transport Technical Note prepared by Vectos, dated April 2020; - Archaeology Technical Note prepared by Salford Archaeology, dated April 2020; - Television Impact Technical Note prepared by Pager Power, dated May 2020; - Air Quality Technical Note prepared by RPS, dated May 2020 and - Ground Conditions Technical Note prepared by Renaissance, dated April 2020. stamped as received by the City Council, as Local Planning Authority on the 7 and 14 May 2020. Drawings and documents approved as part of planning permission 115871/FO/2017 10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9-G000-XP-01-001 Rev 00, 10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9—JC20-P-00-001 Rev 00, 10053-B3-A-B5D9-G200-XS-EE-001 Rev 00, 10053-B3-A-B5D9-G200-XS-FF001 Rev 00, 10053-B3-A-B5D9-G200-XS-HH-001Rev 00, 10053-B3-A-B5D9-G200-XSPP-001 Rev 00, 10053-B3-A-B5D9-G200-XS-QQ-001 Rev 00, 10053-B3-A-B5D9- G200-S-RR-001 Rev 00, 10053-B4-A-B5D9-G251-D-N-001 Rev 00, 10053-B4-AB5D9-G200-D-N-002 Rev 00, 10053-B4-A-B5D9-G200-S-KK-001 Rev 00, 10053-B4-AB5D9-G251-D-TY-001 Rev 00 and 10053-B5-A-B5D9-G200-S-MM-001 Rev 00 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 10053-MP-A-B5D9-G200-P-20-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 June 2017 10053-MP-A-B5D9-G200-P-E-N-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, 13 July 2017 Supporting Information Design and access statement prepared by Simpson Haugh & Partners, landscape design and access statement prepared by Planit-IE, Crime Impact Statement (Version A), Ecology Assessment prepared by Penny Anderson Associates, Energy Strategy Statement prepared by RPS, Environmental standards statement	B5-A-BD59-G310-XRCP-00-001 Rev 01, 10053-B2-A-B5D9-G200-P-38- 001, 10053-B2-A-B5D9-G200-P-39-001, 10337-Z1-A-B5D9-G200-PL-XX-001 Rev 06, stamped as received by the City Council, as Local Planning Authority on the 7 May and 8 July 2020. Planning Amendments Design Document prepared by SHP; Updated Energy Strategy Statement prepared by Ridge, dated April 2020; Updated Landscaping Drawings prepared by Planit, dated April 2020; Travel Plan Framework Technical Note prepared by Vectos, dated April 2020; Waste Management Strategy Technical Note prepared by Vectos, dated April 2020; Updated Ventilation Strategy prepared by Ridge, dated April 2020; Environmental Statement Technical Notes including: - Townscape and Visual Impact Technical Note prepared by Planit, dated April 2020; - Construction Management and Phasing Note prepared by Domis, dated April 2020; - Socio-Economic Note prepared by Deloitte Real Estate, dated April 2020; - Heritage Impact Technical Note prepared by Heritage Architecture, dated April 2020; - Noise and Vibration Technical Notes prepared by Fisher Acoustics, dated April 2020; - Daylight Sunlight Assessment Technical Note prepared by GreyScanlanHill, dated April 2020; - Wind Microclimate Technical Note prepared by Architectural Aerodynamics, dated April 2020; - Water Resources Technical Note prepared by Renaissance, dated April 2020; - Transport Technical Note prepared by Vectos, dated April 2020; - Archaeology Technical Note prepared by Salford Archaeology, dated April 2020; - Television Impact Technical Note prepared by Pager Power, dated May 2020; - Air Quality Technical Note prepared by RPS, dated May 2020 and - Ground Conditions Technical Note prepared by Renaissance, dated April 2020. stamped as received by the City Council, as Local Planning Authority on the 7 and 14 May 2020. 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Condition No.	Approved condition wording under 133998/JO/2022	Proposed condition wording
	(including BREEAM pre- assessment) prepared by RPS, framework travel plan prepared by Vectos, Listed Building structural report prepared by Curtins, operational management strategy prepared by Ask Central Limited, Planning Statement including public benefit statement and tall building evaluation prepared by Deloitte, statement of consultation prepared by Deloitte, ventilation strategy prepared by RPS, waste and servicing strategy prepared by Vectos and Environmental Impact Assessment stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017	20-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 June 2017 10053-MP-A-B5D9-G200-P-E-N-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, 13 July 2017 Supporting Information Design and access statement prepared by Simpson Haugh & Partners, landscape design and access statement prepared by Planit-IE, Crime Impact Statement (Version A), Ecology Assessment prepared by Penny Anderson Associates, Energy Strategy Statement prepared by RPS, Environmental standards statement (including BREEAM pre- assessment) prepared by RPS, framework travel plan prepared by Vectos, Listed Building structural report prepared by Curtins, operational management strategy prepared by Ask Central Limited, Planning Statement including public benefit statement and tall building evaluation prepared by Deloitte, statement of consultation prepared by Deloitte, ventilation strategy prepared by RPS, waste and servicing strategy prepared by Vectos and Environmental Impact Assessment stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017