

Jennifer Atkinson
Planning
Manchester City Council
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Manchester
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Submitted via email only

01 November 2023

Dear Jennifer

Full Planning Application for Development at Upper Brook Street - (Williams Motor Co (Holdings)/ Alliance UBS Limited) - Submission of Revised Information

I am writing on behalf of Williams Motor Co (Holdings)/ Alliance UBS Limited ('the applicant') in respect of the current proposals for Land between Upper Brook Street, Kincardine Road and Grosvenor Street ('the site'). The full planning application has the reference (ref: 137401/FO/2023) and was registered by Manchester City Council ('MCC') on 4th August 2023.

This letter and enclosures seek to address proposed changes to the full planning application in response to discussions with officers at MCC and the application public consultation, which can be summarised as follows:

- Block A1 has been reduced in height from GF + 41 storeys to GF + 29 storeys, with a change to the massing;
- Level 1 of Building A1/A2 has been raised and the ground storey will now incorporate a mezzanine;
- The terrace at Level 1 of Building A1/A2 has been removed, providing a consolidation of external space at Level 14 in Building A2;
- The basement to Building A1/A2 has been reduced in size;
- The total quantum of PBSA beds within Blocks A1/A2 is now 763 beds (down by 117), beds within Block A3 remain unchanged;
- The GIA of Block B2 has reduced by 34m² in GIA, from 14,079m² to 14,045m²; and
- Architectural changes including gable detailing and amenity glazing.

The abovementioned changes require revisions to the 'Description of Development', so that it now reads as follows:

"Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground

floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works."

For the avoidance of doubt, this supercedes the 'Description of Development' on the original application forms (June 2023). Other details on the application forms would need to be amended as follows:

- Cycle Spaces - total 543
- Gain of Student Accommodation rooms - total 983
- Total gross new internal floorspace - 45,243sqm
- Net additional gross internal floorspace - 39,949sqm
- Proposed employees - total 1,222

Enclosed with this letter is a revised submission schedule which includes a number of updated plans and documents to reflect the changes now sought. For ease of reference, the full set of submitted information for consideration and determination is outlined, with superceded documents and updates made with this submission clearly distinguished.

We trust the enclosed information addresses the comments raised during the public consultation, and the LPA's outstanding queries. I would be happy to discuss any further comments you may have.

Yours sincerely,

Neil Lucas

Director

AshtonHale Ltd



Revised Submission Schedule

~~Strikethrough~~ - to no longer be considered / superceded

Red - new document or update submitted

Document	Reference	Author	Update / Notes
Plans			
<i>Existing and Demolition Plans</i>			
Site Location Plan	UBS-HBA-SW-XX-DR-A-08-0001	Hawkins Brown	No change
Existing Site Plan	UBS-HBA-SW-XX-DR-A-08-0005	Hawkins Brown	No change
Existing - North Elevation	UBS-HBA-SW-XX-DR-A-08-0020	Hawkins Brown	No change
Existing - East Elevation	UBS-HBA-SW-XX-DR-A-08-0021	Hawkins Brown	No change
Existing - South Elevation	UBS-HBA-SW-XX-DR-A-08-0022	Hawkins Brown	No change
Existing - West Elevation	UBS-HBA-SW-XX-DR-A-08-0023	Hawkins Brown	No change
Demolition - Site Plan	UBS-HBA-SW-XX-DR-A-08-0050	Hawkins Brown	No change
Demolition - North Elevation	UBS-HBA-SW-XX-DR-A-08-0051	Hawkins Brown	No change
Demolition- East Elevation	UBS-HBA-SW-XX-DR-A-08-0052	Hawkins Brown	No change
Demolition - South Elevation	UBS-HBA-SW-XX-DR-A-08-0053	Hawkins Brown	No change
Demolition - West Elevation	UBS-HBA-SW-XX-DR-A-08-0054	Hawkins Brown	No change
<i>Proposed Plans - Science and Innovation Buildings - Floor Plans</i>			
Proposed B1 - Basement Plan	UBS-HBA-B1-1-DR-A-08-0099	Hawkins Brown	No change
Proposed B1 - Ground Floor Plan	UBS-HBA-B1-00-DR-A-08-0100	Hawkins Brown	No change
Proposed B1 - First Floor Plan	UBS-HBA-B1-01-DR-A-08-0101	Hawkins Brown	No change
Proposed B1 - Second Floor Plan	UBS-HBA-B1-02-DR-A-08-0102	Hawkins Brown	No change
Proposed B1 - Third Floor Plan	UBS-HBA-B1-03-DR-A-08-0103	Hawkins Brown	No change
Proposed B1 - Fourth Floor Plan	UBS-HBA-B1-04-DR-A-08-0104	Hawkins Brown	No change
Proposed B1 - Fifth Floor Plan	UBS-HBA-B1-05-DR-A-08-0105	Hawkins Brown	No change
Proposed B1 - Sixth Floor Plan	UBS-HBA-B1-06-DR-A-08-0106	Hawkins Brown	No change
Proposed B1 - Seventh Floor Plan	UBS-HBA-B1-07-DR-A-08-0107	Hawkins Brown	No change
Proposed B1 - Eighth Floor Plan	UBS-HBA-B1-08-DR-A-08-0108	Hawkins Brown	No change

Document	Reference	Author	Update / Notes
Proposed B1 - Ninth Floor Plan	UBS-HBA-B1-09-DR-A-08-0109	Hawkins Brown	No change
Proposed B1 - Plant Level Plan	UBS-HBA-B1-10-DR-A-08-0110	Hawkins Brown	No change
Proposed B1 - Roof Plan	UBS-HBA-B1-12-DR-A-08-0111	Hawkins Brown	No change
Proposed B1 - Mezzanine Floor Plan	UBS-HBA-B1-00-DR-A-08-0112	Hawkins Brown	No change
Proposed B2 - Basement Plan	UBS-HBA-B2-1-DR-A-08-0119	Hawkins Brown	Superceded
Proposed B2 - Ground Floor Plan	UBS-HBA-B2-00-DR-A-08-0120	Hawkins Brown	Superceded
Proposed B2 - First Floor Plan	UBS-HBA-B2-01-DR-A-08-0121	Hawkins Brown	Superceded
Proposed B2 - Second Floor Plan	UBS-HBA-B2-02-DR-A-08-0122	Hawkins Brown	Superceded
Proposed B2 - Third Floor Plan	UBS-HBA-B2-03-DR-A-08-0123	Hawkins Brown	Superceded
Proposed B2 - Fourth Floor Plan	UBS-HBA-B2-04-DR-A-08-0124	Hawkins Brown	Superceded
Proposed B2 - Fifth Floor Plan	UBS-HBA-B2-05-DR-A-08-0125	Hawkins Brown	Superceded
Proposed B2 - Sixth Floor Plan	UBS-HBA-B2-06-DR-A-08-0126	Hawkins Brown	Superceded
Proposed B2 - Seventh Floor Plan	UBS-HBA-B2-07-DR-A-08-0127	Hawkins Brown	Superceded
Proposed B2 - Plant Level Plan	UBS-HBA-B2-08-DR-A-08-0128	Hawkins Brown	Superceded
Proposed B2 - Roof Plan	UBS-HBA-B2-10-DR-A-08-0129	Hawkins Brown	Superceded
Proposed B2 - Mezzanine Floor Plan	UBS-HBA-B2-00-DR-A-08-0130	Hawkins Brown	Superceded
Proposed B2 - Basement Plan	UBS-HBA-B2-1-DR-A-08-0119 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Ground Floor Plan	UBS-HBA-B2-00-DR-A-08-0120 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - First Floor Plan	UBS-HBA-B2-01-DR-A-08-0121 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Second Floor Plan	UBS-HBA-B2-02-DR-A-08-0122 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Third Floor Plan	UBS-HBA-B2-03-DR-A-08-0123 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Fourth Floor Plan	UBS-HBA-B2-04-DR-A-08-0124 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Fifth Floor Plan	UBS-HBA-B2-05-DR-A-08-0125 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Sixth Floor Plan	UBS-HBA-B2-06-DR-A-08-0126 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Seventh Floor Plan	UBS-HBA-B2-07-DR-A-08-0127 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Plant Level Plan	UBS-HBA-B2-08-DR-A-08-0128 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Roof Plan	UBS-HBA-B2-10-DR-A-08-0129 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - Mezzanine Floor Plan	UBS-HBA-B2-00-DR-A-08-0130 Rev P2	Hawkins Brown	Updated plan
Proposed B3 - Ground Floor Plan	UBS-HBA-B3-00-DR-A-08-0140	Hawkins Brown	No change
Proposed B3 - First Floor Plan	UBS-HBA-B3-01-DR-A-08-0141	Hawkins Brown	No change
Proposed B3 - Second Floor Plan	UBS-HBA-B3-02-DR-A-08-0142	Hawkins Brown	No change
Proposed B3 - Third Floor Plan	UBS-HBA-B3-03-DR-A-08-0143	Hawkins Brown	No change
Proposed B3 - Fourth Floor Plan	UBS-HBA-B3-04-DR-A-08-0144	Hawkins Brown	No change
Proposed B3 - Fifth Floor Plan	UBS-HBA-B3-05-DR-A-08-0145	Hawkins Brown	No change
Proposed B3 - Plant Level Plan	UBS-HBA-B3-06-DR-A-08-0146	Hawkins Brown	No change

Document	Reference	Author	Update / Notes
Proposed B3 - Roof Plan	UBS-HBA-B3-08-DR-A-08-0147	Hawkins Brown	No change
Proposed B3 - Mezzanine Floor Plan	UBS-HBA-B3-00-DR-A-08-0148	Hawkins Brown	No change
<i>Proposed Plans - Science and Innovation Buildings - Elevations</i>			
Proposed B1 - North Elevation	UBS-HBA-B1-XX-DR-A-08-0210	Hawkins Brown	No change
Proposed B1 - East Elevation	UBS-HBA-B1-XX-DR-A-08-0211	Hawkins Brown	No change
Proposed B1 - South Elevation	UBS-HBA-B1-XX-DR-A-08-0212	Hawkins Brown	No change
Proposed B1 - West Elevation	UBS-HBA-B1-XX-DR-A-08-0213	Hawkins Brown	No change
Proposed B2 - North Elevation	UBS-HBA-B2-XX-DR-A-08-0220	Hawkins Brown	Superceded
Proposed B2 - East Elevation	UBS-HBA-B2-XX-DR-A-08-0221	Hawkins Brown	Superceded
Proposed B2 - North Elevation	UBS-HBA-B2-XX-DR-A-08-0220 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - East Elevation	UBS-HBA-B2-XX-DR-A-08-0221 Rev P2	Hawkins Brown	Updated plan
Proposed B2 - South Elevation	UBS-HBA-B2-XX-DR-A-08-0222	Hawkins Brown	No change
Proposed B2 - West Elevation	UBS-HBA-B2-XX-DR-A-08-0223	Hawkins Brown	No change
Proposed B3 - North Elevation	UBS-HBA-B3-XX-DR-A-08-0230	Hawkins Brown	No change
Proposed B3 - East Elevation	UBS-HBA-B3-XX-DR-A-08-0231	Hawkins Brown	No change
Proposed B3 - South Elevation	UBS-HBA-B3-XX-DR-A-08-0232	Hawkins Brown	No change
Proposed B3 - West Elevation	UBS-HBA-B3-XX-DR-A-08-0233	Hawkins Brown	No change
<i>Proposed Plans - Science and Innovation Buildings - Sections</i>			
Proposed B1 - Section AA	UBS-HBA-B1-ZZ-DR-A-08-0300	Hawkins Brown	No change
Proposed B1 - Section BB	UBS-HBA-B1-ZZ-DR-A-08-0301	Hawkins Brown	No change
Proposed B2 - Section AA	UBS-HBA-B2-ZZ-DR-A-08-0320	Hawkins Brown	No change
Proposed B2 - Section BB	UBS-HBA-B2-ZZ-DR-A-08-0321	Hawkins Brown	No change
Proposed B3 - Section AA	UBS-HBA-B3-ZZ-DR-A-08-0340	Hawkins Brown	No change
Proposed B3 - Section BB	UBS-HBA-B1-ZZ-DR-A-08-0341	Hawkins Brown	No change
<i>Proposed Plans - Science and Innovation Buildings - Bay Studies</i>			
Proposed B1 - Bay Study - Ground Floor	UBS-HBA-B1-XX-DR-A-08-0411	Hawkins Brown	No change
Proposed B1 - Bay Study - Upper Floors	UBS-HBA-B1-XX-DR-A-08-0412	Hawkins Brown	No change
Proposed B1 - Bay Study - Plant Screen	UBS-HBA-B1-XX-DR-A-08-0413	Hawkins Brown	No change
Proposed B2 - Bay Study - Ground Floor	UBS-HBA-B2-XX-DR-A-08-0421	Hawkins Brown	No change
Proposed B2 - Bay Study - Upper Floors	UBS-HBA-B2-XX-DR-A-08-0422	Hawkins Brown	No change
Proposed B2 - Bay Study - Plant Screen	UBS-HBA-B2-XX-DR-A-08-0423	Hawkins Brown	No change
Proposed B3 - Bay Study - Ground Floor	UBS-HBA-B3-XX-DR-A-08-0431	Hawkins Brown	No change
Proposed B3 - Bay Study - Upper Floors	UBS-HBA-B3-XX-DR-A-08-0432	Hawkins Brown	No change
Proposed B3 - Bay Study - Plant Screen	UBS-HBA-B3-XX-DR-A-08-0433	Hawkins Brown	No change
<i>Proposed Plans - Sitewide Illustrative Masterplans</i>			

Document	Reference	Author	Update / Notes
Proposed Illustrative Masterplan - Site Location Plan	UBS-HBA-SW-00-DR-A-08-1000	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Site Plan	UBS-HBA-SW-00-DR-A-08-1005	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Ground Floor Plan	UBS-HBA-SW-00-DR-A-08-1100	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Typical Floor Plan	UBS-HBA-SW-03-DR-A-08-1101	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Roof Plan	UBS-HBA-SW-XX-DR-A-08-1102	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - North Elevation	UBS-HBA-SW-XX-DR-A-08-1200	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - East Elevation	UBS-HBA-SW-XX-DR-A-08-1201	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - South Elevation	UBS-HBA-SW-XX-DR-A-08-1202	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - West Elevation	UBS-HBA-SW-XX-DR-A-08-1203	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Section AA	UBS-HBA-SW-ZZ-DR-A-08-1300	Hawkins Brown	Superceded
Proposed Illustrative Masterplan - Site Location Plan	UBS-HBA-SW-00-DR-A-08-1000 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Site Plan	UBS-HBA-SW-00-DR-A-08-1005 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Phasing Plan	UBS-HBA-SW-00-DR-A-08-1005 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Ground Floor Plan	UBS-HBA-SW-00-DR-A-08-1100 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Typical Floor Plan	UBS-HBA-SW-03-DR-A-08-1101 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Roof Plan	UBS-HBA-SW-XX-DR-A-08-1102 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - North Elevation	UBS-HBA-SW-XX-DR-A-08-1200 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - East Elevation	UBS-HBA-SW-XX-DR-A-08-1201 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - South Elevation	UBS-HBA-SW-XX-DR-A-08-1202 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - West Elevation	UBS-HBA-SW-XX-DR-A-08-1203 Rev P2	Hawkins Brown	Updated plan
Proposed Illustrative Masterplan - Section AA	UBS-HBA-SW-ZZ-DR-A-08-1300 Rev P2	Hawkins Brown	Updated plan
<i>Proposed Plans - PBSA Buildings - Site Plans</i>			
Masterplan PBSA - Site Plan - Ground Floor	10450-SHP-Z0-A-B5D8-G100-PL-00-001	SimpsonHaugh	Superceded
Masterplan PBSA - Site Plan - Typical Floor	10450-SHP-Z0-A-B5D8-G100-PL-TY-001	SimpsonHaugh	Superceded
Masterplan PBSA - Site Plan - Roof	10450-SHP-Z0-A-B5D8-G100-PL-RF-001	SimpsonHaugh	Superceded
Masterplan PBSA - Site Plan - Ground Floor	10450-SHP-Z0-A-B5D8-G100-PL-00-001 P02	SimpsonHaugh	Updated plan
Masterplan PBSA - Site Plan - Typical Floor	10450-SHP-Z0-A-B5D8-G100-PL-TY-001 P02	SimpsonHaugh	Updated plan
Masterplan PBSA - Site Plan - Roof	10450-SHP-Z0-A-B5D8-G100-PL-RF-001 P02	SimpsonHaugh	Updated plan
<i>Proposed Plans - PBSA Buildings - General Arrangement</i>			
A1/ A2 - General Arrangement - Basement	10450-SHP-ZZ-A-B5D8-G200-PL-B1-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Ground Floor	10450-SHP-ZZ-A-B5D8-G200-PL-00-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 1	10450-SHP-ZZ-A-B5D8-G200-PL-01-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Typical Levels 02-13 (02 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 14	10450-SHP-ZZ-A-B5D8-G200-PL-14-001	SimpsonHaugh	Superceded

Document	Reference	Author	Update / Notes
A1/ A2 - General Arrangement - Level 15	10450-SHP-ZZ-A-B5D8-G200-PL-15-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 16	10450-SHP-ZZ-A-B5D8-G200-PL-16-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Typical Levels 17-22 (17 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-002	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Typical Levels 23-25 (23 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-003	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 26	10450-SHP-ZZ-A-B5D8-G200-PL-26-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 27	10450-SHP-ZZ-A-B5D8-G200-PL-27-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 28	10450-SHP-ZZ-A-B5D8-G200-PL-28-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Typical Levels 29-35 (29 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-004	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 36	10450-SHP-ZZ-A-B5D8-G200-PL-36-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 37	10450-SHP-ZZ-A-B5D8-G200-PL-37-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 38	10450-SHP-ZZ-A-B5D8-G200-PL-38-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 39	10450-SHP-ZZ-A-B5D8-G200-PL-39-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Level 40	10450-SHP-ZZ-A-B5D8-G200-PL-40-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement Roof	10450-SHP-ZZ-A-B5D8-G200-PL-RF-001	SimpsonHaugh	Superceded
A1/ A2 - General Arrangement - Basement	10450-SHP-ZZ-A-B5D8-G200-PL-B1-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Ground Floor	10450-SHP-ZZ-A-B5D8-G200-PL-00-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Mezzanine	10450-SHP-ZZ-A-B5D8-G200-PL-M0-001 P01	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Typical Levels 01-13 (02 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 14	10450-SHP-ZZ-A-B5D8-G200-PL-14-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Typical Levels 15-18 (15 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-002 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Typical Levels 19-22 (19 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-003 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Typical Levels 23-24 (23 shown)	10450-SHP-ZZ-A-B5D8-G200-PL-TY-004 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 25	10450-SHP-ZZ-A-B5D8-G200-PL-25-001 P01	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 26	10450-SHP-ZZ-A-B5D8-G200-PL-26-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 27	10450-SHP-ZZ-A-B5D8-G200-PL-27-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 28	10450-SHP-ZZ-A-B5D8-G200-PL-28-001 P02	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Level 29	10450-SHP-ZZ-A-B5D8-G200-PL-29-001 P01	SimpsonHaugh	Updated plan
A1/ A2 - General Arrangement - Roof	10450-SHP-ZZ-A-B5D8-G200-PL-RF-001 P02	SimpsonHaugh	Updated plan

Document	Reference	Author	Update / Notes
A3 - General Arrangement - Ground Floor	10450-SHP-A3-A-B5D8-G200-PL-00-001	SimpsonHaugh	Superceded
A3 - General Arrangement - Level 01	10450-SHP-A3-A-B5D8-G200-PL-01-001	SimpsonHaugh	Superceded
A3 - General Arrangement - Typical Levels 02-11	10450-SHP-A3-A-B5D8-G200-PL-TY-001	SimpsonHaugh	Superceded
A3 - General Arrangement Roof Level	10450-SHP-A3-A-B5D8-G200-PL-RF-001	SimpsonHaugh	Superceded
A3 - General Arrangement - Ground Floor	10450-SHP-A3-A-B5D8-G200-PL-00-001 P02	SimpsonHaugh	Updated plan
A3 - General Arrangement - Level 01	10450-SHP-A3-A-B5D8-G200-PL-01-001 P02	SimpsonHaugh	Updated plan
A3 - General Arrangement - Typical Levels 02-11	10450-SHP-A3-A-B5D8-G200-PL-TY-001 P02	SimpsonHaugh	Updated plan
A3 - General Arrangement Roof Level	10450-SHP-A3-A-B5D8-G200-PL-RF-001 P02	SimpsonHaugh	Updated plan
<i>Proposed Plans - PBSA Buildings - Site Sections</i>			
General Arrangement - Site Section AA	10450-SHP-Z0-A-B5D8-G200-SE-AA-001	SimpsonHaugh	Superceded
General Arrangement - Site Section BB, CC, and DD	10450-SHP-Z0-A-B5D8-G200-SE-XX-001	SimpsonHaugh	Superceded
General Arrangement - Site Section AA	10450-SHP-Z0-A-B5D8-G200-SE-AA-001 P02	SimpsonHaugh	Updated plan
General Arrangement - Site Section BB, CC, and DD	10450-SHP-Z0-A-B5D8-G200-SE-XX-001 P02	SimpsonHaugh	Updated plan
<i>Proposed Plans - PBSA Buildings - Site Elevations</i>			
General Arrangement - Elevation Kincardine Road	10450-SHP-ZZ-A-B5D8-G200-EL-EE-001	SimpsonHaugh	Superceded
General Arrangement - Elevation Upper Brook Street	10450-SHP-ZZ-A-B5D8-G200-EL-EW-001	SimpsonHaugh	Superceded
General Arrangement - Elevation Grosvenor Road and South Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-XX-001	SimpsonHaugh	Superceded
General Arrangement - Elevation A3 North and South Elevation	10450-SHP-A3-A-B5D8-G200-EL-XX-001	SimpsonHaugh	Superceded
General Arrangement - Elevation Kincardine Road	10450-SHP-ZZ-A-B5D8-G200-EL-EE-001	SimpsonHaugh	Updated plan
General Arrangement - Elevation Upper Brook Street	10450-SHP-ZZ-A-B5D8-G200-EL-EW-001	SimpsonHaugh	Updated plan
General Arrangement - Elevation Grosvenor Road and South Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-XX-001	SimpsonHaugh	Updated plan
General Arrangement - Elevation A3 North and South Elevation	10450-SHP-A3-A-B5D8-G200-EL-XX-001	SimpsonHaugh	Updated plan
<i>Proposed Plans - PBSA Buildings - Bay Studies</i>			
A1/A2 - Façade Detail - Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-001	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - Gable Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-002	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - Ground Floor	10450-SHP-ZZ-A-B5D8-G251-DE-XX-003	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - Main Entrance	10450-SHP-ZZ-A-B5D8-G251-DE-XX-004	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - A1 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-005	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - A2 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-006	SimpsonHaugh	Superceded
A3 - Façade Detail - Typical	10450-SHP-A3-A-B5D8-G251-DE-XX-001	SimpsonHaugh	Superceded

Document	Reference	Author	Update / Notes
A3 - Façade Detail - Ground Floor	10450-SHP-A3-A-B5D8-G251-DE-XX-002	SimpsonHaugh	Superceded
A3 - Façade Detail - Main Entrance	10450-SHP-A3-A-B5D8-G251-DE-XX-003	SimpsonHaugh	Superceded
A3 - Façade Detail - Parapet	10450-SHP-A3-A-B5D8-G251-DE-XX-004	SimpsonHaugh	Superceded
A1/A2 - Façade Detail - Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-001 P01	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - Gable Typical	10450-SHP-ZZ-A-B5D8-G251-DE-XX-002 P02	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - Ground Floor	10450-SHP-ZZ-A-B5D8-G251-DE-XX-003 P02	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - Main Entrance	10450-SHP-ZZ-A-B5D8-G251-DE-XX-004 P02	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - A1 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-005 P02	SimpsonHaugh	Updated plan
A1/A2 - Façade Detail - A2 Parapet	10450-SHP-ZZ-A-B5D8-G251-DE-XX-006 P01	SimpsonHaugh	Updated plan
A3 - Façade Detail - Typical	10450-SHP-A3-A-B5D8-G251-DE-XX-001 P01	SimpsonHaugh	Updated plan
A3 - Façade Detail - Ground Floor	10450-SHP-A3-A-B5D8-G251-DE-XX-002 P02	SimpsonHaugh	Updated plan
A3 - Façade Detail - Main Entrance	10450-SHP-A3-A-B5D8-G251-DE-XX-003 P02	SimpsonHaugh	Updated plan
A3 - Façade Detail - Parapet	10450-SHP-A3-A-B5D8-G251-DE-XX-004 P01	SimpsonHaugh	Updated plan
<i>Proposed Plans - Landscaping</i>			
Illustrative Landscape Masterplan	0983-RFM-XX-00-DR-L-0001	Re-form	Superceded
Landscape GA 1 of 2	0983-RFM-XX-00-DR-L-0002	Re-form	Superceded
Landscape GA 2 of 2	0983-RFM-XX-00-DR-L-0003	Re-form	Superceded
Illustrative Roof Level Masterplan	0983-RFM-XX-RF-DR-L-0004	Re-form	Superceded
Illustrative Landscape Sections 1 of 2	0983-RFM-XX-00-DR-L-0005	Re-form	Superceded
Illustrative Landscape Sections 2 of 2	0983-RFM-XX-00-DR-L-0006	Re-form	Superceded
Planting Strategy 1 of 3	0983-RFM-XX-XX-DR-L-0007	Re-form	Superceded
Planting Strategy 2 of 3	0983-RFM-XX-XX-DR-L-0008	Re-form	Superceded
Planting Strategy 3 of 3	0983-RFM-XX-XX-DR-L-0009	Re-form	Superceded
Illustrative Landscape Sections 3 of 4	0983-RFM-XX-00-DR-L-0010	Re-form	Superceded
Illustrative Landscape Sections 4 of 4	0983-RFM-XX-00-DR-L-0011	Re-form	Superceded
Illustrative Landscape Masterplan	0983-RFM-XX-00-DR-L-0001 Rev P04	Re-form	Updated plan
Landscape GA 1 of 2	0983-RFM-XX-00-DR-L-0002 Rev P04	Re-form	Updated plan
Landscape GA 2 of 2	0983-RFM-XX-00-DR-L-0003 Rev P04	Re-form	Updated plan
Illustrative Roof Level Masterplan	0983-RFM-XX-RF-DR-L-0004 Rev P04	Re-form	Updated plan
Illustrative Landscape Sections 1 of 2	0983-RFM-XX-00-DR-L-0005 Rev P04	Re-form	Updated plan
Illustrative Landscape Sections 2 of 2	0983-RFM-XX-00-DR-L-0006 Rev P04	Re-form	Updated plan
Planting Strategy 1 of 3	0983-RFM-XX-XX-DR-L-0007 Rev P04	Re-form	Updated plan
Planting Strategy 2 of 3	0983-RFM-XX-XX-DR-L-0008 Rev P04	Re-form	Updated plan
Planting Strategy 3 of 3	0983-RFM-XX-XX-DR-L-0009 Rev P04	Re-form	Updated plan
Illustrative Landscape Sections 3 of 4	0983-RFM-XX-00-DR-L-0010 Rev P03	Re-form	Updated plan
Illustrative Landscape Sections 4 of 4	0983-RFM-XX-00-DR-L-0011 Rev P03	Re-form	Updated plan

Document	Reference	Author	Update / Notes
Reports			
Application Forms	June 2023	Avison Young	To be read alongside the details within this covering letter
Design and Access Statement	June 2023	Hawkins Brown, SimpsonHaugh and Re-form	To be read alongside Addendum
Design and Access Statement Addendum	November 2023	Hawkins Brown, SimpsonHaugh and Re-form	Addendum
Supporting Planning Statement	June 2023	Avison Young	To be read alongside Addendum
Supporting Planning Statement Addendum	November 2023	AshtonHale	Addendum
Tall Building Statement	June 2023	Avison Young	To be read alongside Addendum
Tall Building Statement Addendum	November 2023	AshtonHale	Addendum
Statement of Community Involvement	June 2023	Avison Young	To be read alongside Addendum
Statement of Community Involvement Addendum	November 2023	AshtonHale	Addendum
Community Benefit Statement	June 2023	Avison Young	To be read alongside Addendum
Community Benefit Statement Addendum	November 2023	AshtonHale	Addendum
Acoustic Survey	June 2023	Hann Tucker	Superceded by below report
Acoustic Survey	October 2023	Hann Tucker	Updated document
Air Quality Assessment	June 2023	Redmore Environmental	To be read alongside Addendum
Air Quality Assessment - Update Letter	5327 c1	Redmore Environmental	Addendum
Arboricultural Impact Assessment	June 2023	Bowland Tree Consultancy	Conclusions remain valid
Archaeological Assessment	June 2023	Salford Archaeology	Superceded
Archaeological Assessment	October 2023	Salford Archaeology	Updated document
Broadband Connectivity Assessment	June 2023	Gtech Surveys	Conclusions remain valid
BNG Assessment	June 2023	Penny Anderson Associates	Conclusions remain valid
Circular Economy Statement	June 2023	CC Certified	To be read alongside Addendum
Circular Economy Statement Addendum	October 2023	CC Certified	Addendum
Construction Management Plan	June 2023	PAG/ Moda Living	Superceded
Construction Management Plan	October 2023	PAG/ Moda Living	Updated document
Crime Impact Statement	June 2023	GMP	Conclusions remain valid
Ecology Appraisal	June 2023	Penny Anderson Associates	Conclusions remain valid

Document	Reference	Author	Update / Notes
Bat Emergence Survey Report	August 2023	Brooks Ecological	New document
Environmental Standards Statement (Life Science)	June 2023	KJ Tait	Conclusions remain valid
Environmental Standards Statement (PBSA)	June 2023	Ridge and Partners	Superseded
Environmental Standards Statement (PBSA)	October 2023	Ridge and Partners	Updated document
Fire Strategy/ Safety Assessment	June 2023	DFC	Superseded
Fire Strategy/ Safety Assessment	October 2023	DFC	Updated document
Design Note – Escape from Roof Terraces	October 2023	DFC	In response to HSE comments
Flood Risk Assessment and Drainage Strategy	June 2023	WSP	To be read alongside Addendum
Flood Risk Assessment and Drainage Strategy: Addendum	October 2023	WSP	Addendum
Local Labour Agreement	June 2023	Avison Young	Conclusions remain valid
PBSA Management Strategy	June 2023	Moda Living	Conclusions remain valid
PBSA Accommodation Schedule	June 2023/ 10450-SHP-Z0-A-B5D8-F900-SC-XX-001	SimpsonHaugh	Superseded
PBSA Accommodation Schedule	10450-SHP-Z0-A-B5D8-F900-SC-XX-001 P02	SimpsonHaugh	Updated document
Site Investigation Report (Phase I)	June 2023	ROC	Conclusions remain valid
Student Need Assessment	June 2023	Knight Frank	Conclusions remain valid
TV and Radio Reception Study	June 2023	GTech Surveys	Superseded
TV and Radio Reception Study	October 2023 (Issue 0.4)	GTech Surveys	Updated document
Utilities Statement (PBSA)	June 2023	Ridge and Partners	Conclusions remain valid
Utilities Statement (Life Science)	June 2023	KJ Tait	Conclusions remain valid
Viability Assessment	June 2023	Avison Young	Superseded
Viability Assessment	November 2023	Avison Young	Updated document
Waste Management Strategy (PBSA)	June 2023	Curtins	Superseded
Waste Management Strategy (PBSA)	083371-CUR-XX-XX-T-TP-00001 Rev P05	Curtins	Updated document
Waste Management Proforma (Life Science)	June 2023	Hawkins Brown	Conclusions remain valid
Environmental Statement			
Chapter 1 - Introduction	June 2023	Egniol	To be read alongside ES Addendum
Chapter 2 - Approach	June 2023	Egniol	To be read alongside ES Addendum
Chapter 3 - Site Description	June 2023	Egniol	To be read alongside ES Addendum
Chapter 4 - Alternatives	June 2023	Egniol	To be read alongside ES Addendum
Chapter 5 - The Proposed Development	June 2023	Egniol	To be read alongside ES Addendum
Chapter 6 - Townscape and Visual Impact Assessment	June 2023	Re-form	To be read alongside ES Addendum
Chapter 7 - Built Heritage	June 2023	Turley	To be read alongside ES Addendum
Chapter 8 - Transport	June 2023	Focus Transport Planning	To be read alongside ES Addendum
Chapter 9 - Socioeconomic Assessment	June 2023	Brookdale	To be read alongside ES Addendum
Chapter 10 - Daylight, Sunlight and Overshadowing	June 2023	Proximity	To be read alongside ES Addendum
Chapter 11 - Wind	June 2023	GIA	To be read alongside ES Addendum

Document	Reference	Author	Update / Notes
Chapter 12 - Climate Change	June 2023	BWB	To be read alongside ES Addendum
Chapter 13 - Summary of Mitigation and Residual Effects	June 2023	Egniol	To be read alongside ES Addendum
Appendices	June 2023	-	To be read alongside ES Addendum
Environmental Statement Addendum			
Chapter 1 - Introduction	November 2023	Egniol	Addendum
Chapter 2 - Approach	November 2023	Egniol	Addendum
Chapter 3 - Site Description	November 2023	Egniol	Addendum
Chapter 4 - Alternatives	November 2023	Egniol	Addendum
Chapter 5 - The Proposed Development	November 2023	Egniol	Addendum
Chapter 6 - Townscape and Visual Impact Assessment	November 2023	Re-form	Addendum
Chapter 7 - Built Heritage	November 2023	Turley	Addendum
Chapter 8 - Transport	November 2023	Focus Transport Planning	Addendum
Chapter 9 - Socioeconomic Assessment	November 2023	Brookdale	Addendum
Chapter 10 - Daylight, Sunlight and Overshadowing	November 2023	Proximity	Addendum
Chapter 11 - Wind	November 2023	GIA	Addendum
Chapter 12 - Climate Change	November 2023	BWB	Addendum
Chapter 13 - Summary of Mitigation and Residual Effects	November 2023	Egniol	Addendum
Appendices	November 2023	-	Updated plans / documents