

05 March 2024

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

F.A.O Lucy Harrison

Dear Lucy,

Talbot Mill – Application for Minor Material Amendments to Planning Permission Ref: 134193/JO/2022

This covering letter has been prepared in support of a planning application under Section 73 of the Town and Country Planning Act 1990 (as amended) in order to make a Minor Material Amendment (“MMA”) to Planning Permission 134193/JO/2022 in relation to Conditions 2 (Approved Plans), Condition 8(CMP), 10 (Samples Programme), 13 (Drainage) and 15 (Final Design Details) (Approved Plans) (this “Application”).

The applicant is Capital & Centric (Adored) Ltd (the “Applicant”).

This Application is submitted following confirmation on 24 October 2023 from the Department for Levelling Up, Housing & Communities (DLUHC) that forthcoming amendments to the Building Regulations Approved Document B (Fire Safety) will introduce a requirement for residential buildings above 18 metres to have a second staircase.

1 Description of Development

The proposed description of development for this Application is as follows:

“Variation of Conditions 2 (Approved Plans), Condition 8(CMP), 10 (Samples Programme), 13 (Drainage) and 15 (Final Design Details) of planning permission 134193/JO/2022 to allow the incorporation of a second staircase to the New Build and Mills 1 and 2 and changes to total floorspace.”

2 Planning History

Planning Permission Ref: 117595/FO/2017 (the “Original Permission”) was granted on 22 March 2018 for the following:

“Conversion of the Talbot Mill complex to create 114 residential apartments (Use Class C3), including rooftop extensions to Mill 1 and 2, and rear extension to Mill 1; demolition of Buildings A,

B and C; retrospective application for demolition of Building E; erection of a 9 storey building plus 1 basement level, to provide 88 residential apartments (Use Class C3); and creation of new landscaped courtyard, lighting and other associated works.”

2.1 Previous Amendment Applications

The Original Permission (Ref: 117595/FO/2017) has been subject to various amendment applications and they are outlined below:

- Section 96a Application (Ref: 121350/NMC/2018) approved on 08 November 2018.
- Section 73 Application (Ref: 121351/JO/2018) approved on 13 February 2019.
- Subsequent Section 73 Application (Ref: 134193/JO/2022) (thereafter known as the “Extent Permission”) approved on 26 April 2023 – this Extant Permission supersedes the Original Permission (Ref: 117595/FO/2017) and the Section 73 Permission aforementioned (Ref: 121351/JO/2018) and acts as the Permission in effect.
- Section 96a Application, submitted concurrently with the Extant Permission Ref: 134193/JO/2022, approved on 19 July 2022. This amended the description of development to reflect a change to the total number of units, in line with the Extant Consent. The total number of units is unchanged by this Application.

To clarify, this Application aims to amend the Extant Permission (Ref: 134193/JO/2022) to allow the incorporation of a second staircase to the New Build and Mills 1 and 2.

2.2 Previously Discharged Conditions

A number of conditions attached to the Original Permission (Ref: 117595/FO/2017) have now been discharged:

- Condition 3 (Contract for Development) was formally discharged via application reference CDN/17/0774 on 15 March 2019.
- A condition discharge application was submitted 12 December 2018 to discharge or partially discharge the following conditions associated with this permission via application reference CDN/18/0878:
 - 4 (archaeology)
 - 5 (birds)
 - 6a (ground contamination)
 - 7 (local labour agreement)
 - 8 (CMP)
 - 9 (carriageway survey)
 - 10 (materials programme)
 - 11 (public realm programme)

- 12 (SuDS)
- 14a (TV reception)
- 15 (final design details)

Written confirmation that the pre-commencement elements of these conditions were considered discharged was received from MCC as Local Planning Authority, allowing works to commence on site 26 June 2020.

This correspondence pre-dated the Extant Permission, these conditions were discharged against the Original Permission. Therefore, where a condition has been discharged previously, the relevant condition wording was amended under the Extant Permission (Ref: 134193/JO/2022) to reflect this. It is proposed that this amended wording be retained, as the submitted documents remain relevant.

3 Pre-Application Consultation

A meeting was held with planning officers at Manchester City Council 21 November 2023 to discuss and agree the proposed amendments were acceptable in principle.

The proposed amendments do not materially alter the scale, quality or proposed use of the consented scheme under the Extant Permission (Ref: 134193/JO/2022), and will contribute towards the successful delivery of new homes within the city of Manchester, in addition to supporting the planning and regeneration benefits associated with refurbishment of a non-designated heritage asset. The driver of the proposed amendments is to ensure that the scheme will be in line with forthcoming amendments to Approved Document B (Fire Safety). On this basis it has been agreed the amendments can be progressed via a Section 73 application.

The proposed amended wording for the relevant conditions is included at Appendix B.

4 Proposed Amendments

Since the Original Planning Permission was approved, the Department for Levelling Up, Housing & Communities (DLUHC) has proposed amendments to Building Regulations to introduce a requirement for residential buildings above 30 metres to have a second staircase. Consultation on these amendments closed on 17 March 2023, and whilst the outcome of this consultation has not yet been published, on 24 July 2023 Michael Gove, the Housing Secretary, confirmed the DLUHC's intention to mandate second staircases in all new residential buildings above 18 metres, following confirmation from expert bodies that they support this lower threshold. On 24 October 2023, Michael Gove issued a Building Safety Update which confirmed the requirement of a second staircase in all new residential buildings over 18 m. He also confirmed a 30 month transitional period from the publication date, to take on board the new residential building regulation changes to Approved Document B (Fire Safety).

To accommodate this incoming Building Regulations requirement, the Applicant now seeks planning permission for a residential scheme of the same footprint, with revised internal layouts to allow a second additional stair core and with reconfigured circulation routes, to ensure all residential units have access to two stair cores.

These amendments are illustrated on the submitted plans and other supporting documents listed at Appendix C of this Covering Letter.

4.1 Mills 1 and 2

The proposed amendments in regard to Mills 1 and 2 present an opportunity to retain the existing stair and lift core, rather than to demolish it as proposed by the Extant Permission (Ref: 134193/JO/2022) as this already connects the two Mills and could be used as a means of escape.

By retaining the existing brick-built core, more of the original fabric is kept, which is beneficial to the existing non-designated heritage asset and results in reduced embodied carbon for the Extant Permission (Ref: 134193/JO/2022). The existing core can be used to serve Mill 1 as the primary access core and means of escape, and to serve Mill 2 as the secondary means of escape. The fire fighting core in Mill 2 would be the only fire fighting core serving both buildings, which complies with Part B Regulations.

An existing brick-built outrigger on the courtyard elevation to Mill 1 is also proposed to be retained and converted to small winter gardens on each level.

No amendments are proposed which compromise the accessibility of the Extant Permission (Ref: 134193/JO/2022), the current accessible routes through the site and into the buildings remain compliant. The entrance to both mill buildings would still be accessed via a compliant access ramp, with a glazed entrance door proposed at the head of the ramp, rather than an external platform as per the current consented scheme (Ref: 134193/JO/2022).

The top portion of the existing core, which houses a lift machine-room, is sufficient to serve the extensions to the top floors of the Mills. The proposed amendments would retain the top of the core, including the water tank sitting above the brickwork, but remove the recent additions of steelwork, trunking and access decks to reinstate it to its original form.

The number of apartments provided in the Mills remains unchanged to the upper floors, with the access corridor required to connect Mill 2 to the core proposed being similar in size to the gained space in Mill 1. At ground and courtyard levels there is gained space in Mill 1 where the proposed new core previously stood, which has been changed to a one-bed apartment. In Mill 2, a surplus lift has been omitted, and an apartment is proposed to be changed to form part of residents' amenity space.

Overall, there is a gain of approximately 80sqm net internal apartment area, but no change in the overall external footprint of the building other than retaining the core, and no change in the number and type of apartments provided.

For details, please refer to the Design and Access Statement Addendum and drawings prepared by Capital and Centric dated January 2024 submitted as part of this Application.

4.2 New Build

A second escape stair is proposed to be added in proximity to the existing staircase, separated by a lobby in the event of fire. The services riser is proposed to relocate to the south of the lifts, and the recessed facade in this location is proposed to be pushed out to align with the adjacent cladding. This creates enough space within the current building footprint to provide two escape staircases.

The fenestration pattern on the facade remains unchanged in elevation, with identically located glazing and solid cladding as the Extant Permission (Ref: 134193/JO/2022). At the penthouse level, the south facade is pushed out by 275mm to accommodate the two staircases.

Similar to Mills 1 and 2, no changes are proposed which alter the accessibility of the Extant Permission (Ref: 134193/JO/2022), and the current accessible routes into and within the building remain unchanged.

The number of apartments provided in the building remains unchanged. Overall, there is a small cumulative gain of approximately 14sqm Net Internal Area per floor (28sqm total) to the penthouse apartments and core due to the facade being pushed out by 275mm to accommodate the two staircases.

For details, please refer to the Design and Access Statement Addendum and drawings prepared by Capital and Centric dated January 2024 submitted as part of this Application.

4.3 Apartment Numbers / Floorspace

Due to the changes outlined above there will be an overall slight increase of building area across the Extant Permission (Ref: 134193/JO/2022) whilst the number of residential units remain unchanged, as below:

	Consented	Proposed	Change
Mill 1 Units	32	34	+2
Mill 2 Units	69	67	-2
New Build Units	89	89	0
Total Units	190	190	0
Total Floorspace (GIA)	14,540 sq. m	14,777 sq. m	+237 sq. m

5 Planning Policy Assessment

5.1 National Planning Policy Framework (2023)

Since the Extant Permission (Ref: 134193/JO/2022) was approved in April 2023, a revised NPPF was adopted in December 2023, further to revisions that were made in September 2023.

The revised NPPF continues to set out the Government's planning policies for England and how these are to be applied within a local setting. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. The revisions focused on improving energy efficiency in existing buildings; introducing flexibility in estimating housing need and demonstrating housing land supply; providing support to the delivery of community led housing and older people's housing; and emphasising the role of placemaking, among others.

The presumption in favour of sustainable development – the golden thread running through plan-making and decision taking (para. 11) – remains at the heart of the NPPF. Sustainable development is about positive growth, which supports economic, environmental and social progress for existing and future generations. Paragraph 140 of the December 2023 NPPF states that: *"local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme."*

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life by supporting existing and future generations' health, social and cultural wellbeing. The 2023 NPPF also places emphasis on the importance of pre-application engagement with the Local Planning Authority and local community, which will help to resolve any issues and deliver more positive outcomes.

The revised scheme proposed by this Application remains in full accordance with the key tenets of the NPPF. The consented scheme (Ref: 134193/JO/2022), as amended by this Application, will provide high quality residential accommodation at a highly sustainable site in Manchester, supporting delivery of the widely recognised requirement for housing supply across the City Region.

5.2 Regional Planning Policy- Places for Everyone (PfE)

Places for Everyone Joint Development Plan Document (PfE) is a long-term plan of nine Greater Manchester districts (Stockport opted out of the Plan in 2020) for new homes, jobs and sustainable growth, proposed to cover the period from 2022 to 2039. The Planning Inspector's recommendations for PfE are currently being considered by the nine councils, after which the regional planning policy document will be adopted on 21 March 2024. In keeping with what has been approved, the nature of the proposed minor amendments to the Extant Permission aligns with the spatial policies of the PfE Joint Development Plan, as set out below:

Policy JP-H1 'Scale, Distribution and Phasing of New Housing Development' notes that *"a minimum of 175,185 additional homes will be delivered in Greater Manchester between 2022-2039. The new homes will be of good quality and design, be adaptable and be supported by necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of key assets."*

Policy JP-H4 'Density of New Housing' notes that *"New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design."*

The Extant Permission (Ref: 134193/JO/2022), amended by this Application will provide 190 one and two bed apartments with amenities which will cater to a diverse range of housing needs and continue recent trends of building apartment housing. The homes proposed are of high quality and design. The development is also on a brownfield site within walking distance of various transport nodes which will help increase the proportions of trips made by walking and public transport and reduce the demand for car-based travel.

Policy JP-P6: 'Health' notes that *"to help tackle health inequality new development will be required, as far as practicable, to maximise its positive contribution to health and wellbeing whilst avoiding any potential negative impacts of new development; support healthy lifestyles."*

The proposed minor amendment incorporates a second staircase to the New Build and Mills 1 and 2 to ensure high levels of fire safety and reduce the risk to human health.

5.3 Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). There has been no change in local planning policy since

the Planning Permission was granted. The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed minor material amendments to the Extant Permission (Ref: 134193/JO/2022) means that it remains in full accordance with the key spatial principles of the Core Strategy, which is set out below against each relevant policy.

Policy H1 Overall Housing Provision notes: *‘Approximately 60,000 new homes will be provided for in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will carry across the lifetime of the Core Strategy. New housing will be predominantly in the North, East City Centre and Central Manchester. High Density developments (over 75 units per hectare) are considered appropriate the City Centre.’*

The Extant Permission (Ref: 134193/JO/2022), amended by this Application, will continue to make a positive contribution to the City’s requirements in terms of well designed, new housing provision, through the utilisation of a previously developed site within walking distance of various transport nodes. The residential offer of this scheme will be high quality and will provide 190 new homes in Manchester City Centre, for which there is significant identified demand. The consented scheme (Ref: 134193/JO/2022), amended by this Application, will continue to support the growing population of Manchester and its associated economic growth.

The development will represent a positive addition to this established residential neighbourhood of choice and continue to support a growing number of local and independent businesses that are operating in the area.

6 Summary

The application comprises this covering letter and the following documentation:

- Application Form and Notice Certificates prepared by Deloitte;
- Site Location Plan prepared by ShedKM;
- Application Drawings prepared by ShedKM (Please see Appendix C for full schedule);
- Design and Access Statement Addendum prepared by Capital and Centric;
- Noise Impact Addendum prepared by Hann Tucker Associates;
- Construction Phase Plan by CR Construction (U.K.) Company Limited dated January 2024;
- Daylight and Sunlight Memo prepared by GIA
- Energy Statement Memo prepared by Watt Consulting
- Crime Impact Statement Memo prepared by Greater Manchester Police: Design for Security
- Drainage Statement Memo prepared by WML Consulting

- Proposed Drainage Layout prepared by WML Consulting (Ref. 10531-WML-ZZ-XX-DR-C-9001-T03).

The following documents which formed the Extant Permission (Ref: 117595/FO/2017) are resubmitted for reference where the conclusions have not been significantly changed by the proposed amendments (see Appendix A for summary of document changes required):

- Design and Access Statement (including Public Realm and Landscaping Strategy) prepared by Shed KM
- Statement of Community Involvement prepared by Deloitte Real Estate
- Air Quality Assessment prepared by Miller Goodall
- Archaeological Desk Based Assessment prepared by Salford Archaeology;
- Bat Survey prepared by Rachel Hacking Ecology;
- Crime Impact Statement prepared by Greater Manchester Police
- Daylight and Sunlight Assessment prepared by GIA;
- Drainage Statement prepared by Joule;
- Energy Statement prepared by Watt Consulting;
- Environmental Standards Statement prepared by Watt Consulting;
- Existing Tenants Statement prepared by Capital & Centric (Adored) Limited;
- Heritage Statement prepared by (Deloitte Real Estate) DRE;
- Noise Assessment prepared by Hann Tucker;
- Residential Management Statement prepared by Urbanbubble;
- Transport Statement prepared by SKTP;
- Travel Plan prepared by SKTP (appended to the Transport Statement);
- TV Reception Survey prepared by Astbury;
- UXO Report prepared by Alpha Associates; and
- Viability Statement prepared by Capital & Centric (Adored) Limited (submitted in confidence 11 September 2017).

The following documents previously submitted via condition discharge (via application reference CDN/18/0878 and CDN/19/0153) are also resubmitted where the conclusions have not been significantly changed by the proposed amendments (see Appendix B for summary of amendment required to wording of each condition to reflect this):

- Written Scheme of Investigation prepared by Salford Archaeology;
- Geo Environmental Assessment prepared by RSK;
- Local Labour Agreement prepared by Bardsley Construction Ltd;
- Construction Phase Health, Safety and Environmental Plan and Traffic Management Plan;
- Pre Commencement Drainage Report Prepared by Joule, including:
 - Hydraulic calculations for drainage system;
 - Construction details of flow control and SuDs;
- Summary of Results for 100 year Return Period (+40%);
- overland flood route drawing; and
- Pre-Construction Signal Reception Impact Survey.

The Application has the Planning Portal reference: PP-12674953 and the application fee of £293 will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a minor-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / 0161 455 6963) if you have any questions or require any further information.

Yours sincerely

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

Deloitte LLP

Encl.

Appendix A – Application Documentation Changes

Appendix B – Original and Revised Planning Condition Wording

Appendix C – Drawing Schedule

Appendix A – Application Documentation Changes

The following section reviews the application documents / technical assessments submitted with the approved application considering the proposed amendments to the scheme. This section considers and assesses the proposed amendments in the context of the approved scheme and key planning issues presented at the time of consideration of the original planning application.

Table 2: Material impact of amendments on approved Application Documents listed in Condition 2

Document	Effect of changes
Red line boundary plan	No change – the red line boundary is not affected by the proposed amendments.
Proposed site plan, proposed scheme plans, elevations and sections prepared by Shed KM	The proposed drawings have been amended to reflect the design development process. A list of approved and proposed drawings are provided in Appendix C and are reflected in the wording of conditions set out in Appendix B.
Landscape drawings prepared by Exterior Architecture	The proposed drawings have been amended to reflect the design development process. A list of approved and proposed drawings are provided in Appendix C and are reflected in the wording of conditions set out in Appendix B.
Supporting Planning Statement prepared by Deloitte Real Estate	As set out in this letter, the positive contribution that the development will make to its immediate location, and wider City context remains unchanged. The development will also help contribute towards the pressing need for additional homes in the city centre, and will further help to diversify the housing stock and provide a greater choice for residents
Design and Access Statement (including Public Realm and Landscaping Strategy) prepared by Shed KM	Overall, the design philosophy, approach and building access arrangements remain substantially unchanged. A Design and Access Statement Addendum is provided with this application, with the changes to the approved scheme set out and justified in design terms. This provides a thorough explanation of the proposed design amendments and how they will maintain the high quality of the approved scheme. These changes are reflected in the supporting plans for approval.

Document	Effect of changes
Site Waste Strategy prepared by ShedKM – NB. This is included as part of the Design and Access Statement;	The consented waste vehicle arrangements are retained from the consented scheme.
Statement of Community Involvement prepared by Deloitte Real Estate	Through pre-application discussions it has been agreed with the LPA that the proposed amendments are considered to comprise a S.73 application. The content and form of the application has been agreed in principle. Design for Security and Local Ward Councillors have been engaged during the design development process. A statutory consultation process will take place following submission of this application and on-going engagement is proposed with the local community in advance of the scheme being commenced on site.
Air Quality Assessment prepared by Miller Goodall	No change. The proposed amendments will not affect the conclusions made within this report.
Archaeological Desk Based Assessment prepared by Salford Archaeology	No change. The proposed amendments will not affect the conclusions made within this report.
Bat Survey prepared by Rachel Hacking Ecology	No change. All previously proposed ecological enhancements (bat boxes) remain in the scheme as approved.
Construction Methodology and Management Strategy prepared by Cinns Ltd	An updated version has been submitted in support of this application, reflecting altered site logistics.
Crime Impact Statement prepared by Greater Manchester Police	A Crime Impact Statement addendum letter from Greater Manchester Police has been included with this submission. The conclusions remain broadly the same, and recommendations have been addressed within the submitted Design and Access Addendum.
Daylight and Sunlight Assessment prepared by GIA	No change. The maximum height of the building is broadly consistent with that previously approved. As such, the amendments are not considered to result in a change to the conclusions of the original survey.
Drainage Statement prepared by Joule	WML have undertaken a review of the documents prepared by Joule Consulting Engineers, which comprise 'Drainage Statement', dated September 2017; 'Pre-commencement Report – Below Ground Drainage',

Document	Effect of changes
	dated November 2018 and the 'updated drainage calculations', dated January 2019. The updated drainage calculations 2019 are still applicable and demonstrate compliance with the current relevant MCC planning policies. WML Consulting have updated the existing drainage proposals to incorporate the recently updated proposed site layout and a new Drainage Statement and Drainage Layout is submitted with this application.
Energy Statement prepared by Watt	No change. The proposed amendments will not affect the conclusions made within this report, as confirmed in the memo submitted in support of this application.
Environmental Standards Statement prepared by PSD	No change. The proposed amendments will not affect the conclusions made within this report.
Existing Tenants Statement prepared by Capital & Centric (Adored) Limited	No change. The proposed amendments will not affect the conclusions made within this report.
Geo-Environmental Assessment prepared by Delta Simons	No change. The proposed amendments will not affect the conclusions made within this report and the recommendations for further investigations.
Heritage Statement prepared by (Deloitte Real Estate) DRE	The amended proposals represent an improvement on the original proposals in heritage terms, due to the omission of the extension therefore more faithfully retaining the historic massing and appearance on site. The massing and height of the buildings on site will be relatively unchanged, and the proposed materiality and fenestration changes will maintain the high standard of design and finish of the development, as assessed within the original application. On this basis, it is considered the revised proposals will have the same degree of impact on the assessed designated heritage assets in relation to the original proposals; and the benefits delivered by the development are unchanged. Overall the proposed amendments will not therefore affect the conclusions made within this report, albeit the non-designated heritage asset on site will be further enhanced.

Document	Effect of changes
Noise Assessment prepared by Hann Tucker	No change. The proposed amendments will not affect the conclusions made within this report, as confirmed in the memo submitted in support of this application.
Residential Management Statement prepared by Urbanbubble	No change. The proposed amendments will not affect the conclusions made within this report.
Schedule of Accommodation prepared by ShedKM	The unit numbers and tenure split have changed, as set out in the letter above. This is reflected in the updated accommodation schedule submitted with this application.
Transport Statement prepared by SKTP	SKTP has prepared a Transport Statement Addendum Report, submitted alongside this application, which considers the transport implications of new proposals. This confirms the transport strategy for the site has been retained in line with the consented scheme and includes the same pedestrian access proposals, the same modifications to the TRO on Ellesmere Street. The cycle parking in the new proposal has been increased to accommodate 313 cycles in communal stores and individual apartments. The updated assessment shows that the proposal continues to generate an insignificant level of traffic, that the site is still appropriate for car-free living, and that the accessibility qualities of the site are unchanged. Based on this, the conclusions of the original Transport Statement are still pertinent, and the Site offers the opportunity to deliver a sustainable development that will not have a severe impact on highway operation.
Travel Plan prepared by SKTP (appended to the Transport Statement)	No change. There will be no change to the conclusions made within the Travel Plan Framework and a detailed version will need to be approved by way of condition discharge prior to operation.
TV Reception Survey prepared by Astbury	No change. The maximum height of the building is broadly consistent with that previously approved. As such, the amendments are not considered to result in a change to the conclusions of the original survey.
UXO Report prepared by Alpha Associates	No change. The proposed amendments will not affect the conclusions made within this report.

Document	Effect of changes
Viability Statement prepared by Capital & Centric (Adored) Limited (submitted in confidence 11September 2017).	No change. The proposed amendments will not affect the overall conclusions made within this report.

Appendix B – Original and Revised Planning Condition Wording

The Conditions set out in this section are proposed to be updated under each respective heading below, setting out the approved condition wording and proposed revised wording. All other condition wording remains as per Planning Permission Ref: 134193/JO/2022.

2) Approved Drawings

To reflect design development as set out in this Covering Letter, the Design and Access Statement Addendum and supporting planning drawings, the revised wording of Condition 2 is as follows, with changes marked in **bold**:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

TM-S1-XX-DR-A-(80)001 P01- Existing Site Plan; TM-S1-XX-DR-A-(80)002 P01- Site Location Plan; TM-S1-XX-DR-A-(80)011 P01- Demolitions Site Plan; TM-S1-XX-DR-A-(80)021 P01- Proposed Site Plan; TM-S1-XX-DR-A-(80)022 P01- Proposed Courtyard Level Plan; TM-S1-XX-DR-A-(80)321 P01- Proposed Site Section 01

TM-MX-B1-DR-A-(80)100 P01- Mill 01 & 02- Proposed Plan- Courtyard Level; TM-MX-00-DR-A-(80)101 P01- Mill 01 & 02- Proposed Plan- Level 00; TM-MX-01-DR-A-(80)102 P01- Mill 01 & 02-Proposed Plan- Level 01; TM-MX-02-DR-A-(80)103 P01- Mill 01 & 02-Proposed Plan- Level 02; TM-MX-03-DR-A-(80)104 P01- Mill 01 & 02-Proposed Plan- Level 03; TM-MX-04-DR-A-(80)105 P01- Mill 01 & 02-Proposed Plan- Level 04; TM-MX-RF-DR-A-(80)106 P01- Mill 01 & 02-Proposed Plan- Roof Level

TM-NB-B1-DR-A-(80)131 P01- New Build-Proposed Plan- Courtyard Level; TM-NB-00-DR-A-(80)132 P01- New Build-Proposed Plan- Level 00; TM-NB-ZZ-DR-A-(80)133 P01- New Build-Proposed Plan- Level 01-06; TM-NB-07-DR-A-(80)134 P01- New Build-Proposed Plan- Level 07; TM-NB-08-DR-A-(80)135 P01- New Build-Proposed Plan- Level 08; TM-NB-RF-DR-A-(80)136 P01- New Build- Proposed Plan- Roof Level

TM-MX-XX-DR-A-(80)200 P01- Mill 01 & 02- Proposed South Elevation; TM-MX-XX-DR-A-(80)201 P01- Mill 01- Proposed North Elevation; TM-MX-XX-DR-A-(80)202 P01- Mill 02- Proposed North Elevation; TM-MX-XX-DR-A-(80)203 P01- Mill 02- Proposed West Elevation; TM-MX-XX-DR-A-(80)204 P01- Mill 02- Proposed East Elevation; TM-MX-XX-DR-A-(80)205 P01- Mill 01- Proposed West Elevation; TM SKM (00) 231 rev b Proposed Worsley St elevation - courtyard level; TM SKM (00) 232 rev h Proposed Worsley St elevation; TM-NB-XX-DR-A-(80)233 P01- New Build- Proposed South (Courtyard) Elevation; TM-NB-XX-DR-A-(80)234 P01- New Build- Proposed West Elevation; TM-NB-XX-DR-A-(80)235 P01- New Build- Proposed East Elevation

TM-SKM-CP-XX-DR-A-02-100 rev P01 - Courtyard podium - proposed plans; TM-SKM-CP-XX-DR-A-02-300 rev P03 - Proposed podium elevations / sections; TM SKM(00) 321 rev P01 – Proposed site section 01; TM-SKM-MX-XX-DR-A-20101 rev P01 - Mills - typical apartment types - mill 01 TM-SKM-MX-XX-DR-A-20102 rev P01 - Mills - typical apartment types mill 02 TM SKM (20) 104 - New build apartment types 01 TM SKM (20) 105 - New build apartment types

TM SKM (20) 201 rev P01 - New build typical bay 01 TM SKM (20) 202 rev P01 - New build typical bay 02 TM SKM (20) 203 rev P01 - New build typical bay 03 TM SKM (20) 210 rev P01 - Mills typical bay 01 TM-SKM-SK-009 rev P03 - Mills - parapet detail section TM-SKM-SK-010 rev P01 - Mills typical window type

2237-EXA-ZZ-ZZ-DR-L-00100 Rev P02 - General Arrangement Plan 2237-EXA-ZZ-ZZ-DR-L-00101 - Illustrative Masterplan received by the City Council as local planning authority on 28 June 2022

2237-EXA-ZZ-ZZ-DR-L-00200 P01 - Planting Plan 2237-EXA-ZZ-ZZ-DR-L-00500 Proposed Site Sections: Section A-A received by the City Council as local planning authority on 28 June 2022 2237-EXA-ZZ-ZZ-DR-L-00501 Proposed Site Sections: Section B-B received by the City Council as local planning authority on 28 June 2022 2237-EXA-ZZ-ZZ-DR-L-00502 Proposed Site Sections: Section C-C received by the City Council as local planning authority on 28 June 2022

SK21683-208 Proposed Amendment to Waiting Restrictions received by the City Council as local planning authority on 28 June 2022;

Air Quality Assessment by Miller Goodall, report no: 101476 dated 4 September 2017; Archaeological Desk Based Assessment Report No: 2017/20 by Salford Archaeology; Written Scheme of Investigation prepared by Salford Archaeology dated 21 November 2018; Daytime Bat Survey, in particular the Reasonable Avoidance Measures (RAMs) set out in section 4.5, by Rachel Hacking Ecology dated February 2017; Construction Methodology and Management Strategy received by the City Council as local planning authority on 28 June 2022; **Construction Phase Plan reference C023-CRC-SHE-001 by CR Construction (U.K.) Company Limited dated January 2024;** Daylight and Sunlight Assessment by GIA reference 0231 dated September 2017; **Daylight and Sunlight Assessment update letter by GIA reference SW/0231 dated February 2024;** Design and Access Statement by ShedKM dated September 2017 as amended by the Design & Access Statement (DAS) Addendum by ShedKM dated June 2022; **Design & Access Statement (DAS) Addendum by Capital & Centric dated January 2024;** Drainage Statement by Joule, Project No: 251/02 dated September 2017; Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03; Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878); Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878); Drainage Statement by WML Consulting dated June 2022, including Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03; **Drainage Statement by WML Consulting dated February 2024, including Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-9001-T03;** Energy Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017; **Energy Statement update by Watt Consultants dated February 2024;** Environmental Standards Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017; Existing Tenants Statement prepared by Capital & Centric (Adored) Limited Geo-Environmental Preliminary Risk Assessment project no: 16-1144.01 by Delta Simons dated January 2017; Geo-Environmental Site Assessment 11264 by RSK dated March 2019; Heritage Statement by Deloitte Real

Estate dated September 2017; Planning Statement by Deloitte Real Estate dated September 2017; Residential Management Statement prepared by Urbanbubble; Site Waste Strategy by ShedKM (Appendix b of the Design and Access Statement); Transport Statement by SK Transport Planning Reference: 170913/SK21683/TS01(- 02); Technical Note by SK Transport Planning reference: 171129/SK21683/TN04(- 02); Travel Plan prepared by SKTP (appended to the Transport Statement); Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017; Preliminary Unexploded Ordnance (UXO) Threat Assessment by Alpha Associates; Talbot Mill DAS Addendum P01 prepared by ShedKM dated June 2022; Talbot Mill Drainage Strategy prepared by WML Consulting dated May 2022;

Appendix E Waste Management Strategy Proforma received by the City Council as local planning authority on 28 June 2022; Construction Management Plan prepared by Cinns Ltd dated June 2022; Construction Phase Health, Safety and Environmental Plan BHS/CPHSEP01 by Bardsley and the Traffic Management Plan TMP1 by Bardsley received by the City Council as local planning authority on 21 November 2018 as amended by the email from the Agent (Katie Wray of Deloitte LLP) to Manchester City Council (Lucy Harrison) on 21 May 2019 under CDN/18/0878; Daylight and Sunlight Addendum prepared by GIA dated June 2022; Crime Impact Statement Version A dated 27th May 2022 reference: 2004/1593/CIS/03 prepared by Greater Manchester Police: Design for Security; **Crime Impact Statement update letter dated February 2024 reference 2004/1593/CIS/03 prepared by Greater Manchester Police: Design for Security;** Acoustic Memo prepared by Hann Tucker dated June 2022; Environmental Noise Impact Assessment Report ref: 24057/ENIA1 by Hann Tucker Associates dated 5 September 2017; **Noise Impact Addendum ref: 24057/LE2 by Hann Tucker Associates dated February 2024;** Transport Statement Addendum prepared by SK dated 9 June 2022; Schedule Of Accommodation (Mills and New Build) Rev P01 dated 09/06/2022 prepared by Shed KM; Mills Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM; New Build Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM; Proposed Programme of Public Realm Details Rev B dated 13/06/2022 by Shed KM; Carriageway photographic survey received by the City Council as local planning authority on 21 November 2018 under planning reference CDN/18/0878; Local Labour Agreement received by the City Council as the local planning authority on 12 March 2019 under CDN/18/0878

8) Construction Management Plan

Condition 8 is currently worded as follows:

- a) *Demolition works hereby approved shall be carried out in accordance with the Construction Phase Health, Safety and Environmental Plan BHS/CPHSEP01 by Bardsley and the Traffic Management Plan TMP1 by Bardsley received by the City Council as local planning authority on 21 November 2018 as amended by the email from the Agent (Katie Wray of Deloitte LLP) to Manchester City Council (Lucy Harrison) on 21 May 2019 under CDN/18/0878 confirming that the on-site start time would be no earlier than 8am on a Saturday*
- b) *Prior to the commencement of the development (excluding demolition) , a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include:*
 - *Display of an emergency contact number;*
 - *Details of Wheel Washing;*
 - *Dust suppression measures;*
 - *Compound locations where relevant;*

- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis; -
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

The development (excluding demolition) shall be carried out in accordance with the approved construction management plan

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- Construction Phase Health, Safety and Environmental Plan and Traffic Management Plan

An updated version was submitted 17 April 2019 under the same discharge application.

An email from Lucy Harrison at MCC dated 21 May 2019 confirmed that this condition can be discharged providing the start time on a Saturday is changed to 8am rather than 7am (this to be confirmed in writing).

Katie Wray at Deloitte LLP confirmed by email dated 21 May 2019 that the start time would be no earlier than 8am on a Saturday.

A Construction Phase Construction Management Plan dated January 2024 is also being submitted along with this application, in relation to the requirements of Condition 8 (b).

To reflect this, the revised wording of Condition 8 is as follows, with changes marked in **bold**:

- a) Demolition works hereby approved shall be carried out in accordance with the Construction Phase Health, Safety and Environmental Plan BHS/CPHSEP01 by Bardsley and the Traffic Management Plan TMP1 by Bardsley received by the City Council as local planning authority on 21 November 2018 as amended by the email from the Agent (Katie Wray of Deloitte LLP) to Manchester City Council (Lucy Harrison) on 21 May 2019 under CDN/18/0878 confirming that the on-site start time would be no earlier than 8am on a Saturday*
- b) Main Construction works hereby approved shall be carried out in accordance with the Construction Phase Plan C023-CRC-SHE-001 by CR Construction (U.K.) Company Limited received by the City Council as local planning authority on [date].*

10) Samples Programme

Condition 10 is currently worded as follows;

In accordance with Proposed Programme Of Samples (New Build) prepared by Shed KM dated 09/06/2022, samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the new build development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the New Build Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM. The development shall be carried out in accordance with the approved details.

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- proposed programme of samples and proposed programme of samples (new build)

An email from Lucy Harrison at MCC dated 14 March 2019 confirmed pre-commencement element discharged based on the Proposed Programme of Samples rev b / 03 12 2018.

An updated programme of samples has been submitted alongside this application to reflect the lapsed time period on the previous revision, to bring in line with revised project timescales

On this basis, the new condition wording for condition 10 should be set out as follows:

In accordance with Proposed Programme Of Samples (New Build) prepared by Shed KM dated January 2024, samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

13) Drainage

Condition 13 is currently worded as follows:

Prior to commencement of the main construction works, surface water drainage works shall be implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards; and the following information:

- Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;
- Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);

- Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878); and

- the following additional information that shall be submitted to and approved in writing by the City Council as local planning authority:

a. A finalised drainage layout showing all components, outfalls, levels and connectivity;

b. Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;

c. Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;

d. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;

e. Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

f. Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

g. Hydraulic calculation of the proposed drainage system;

h. Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;

i. Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

j. Construction details of flow control and SuDS elements.

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- item 12e: Hydraulic calculations for drainage system, noting further information would follow, as this is contractor designed element.
- item 12f: Construction details of flow control and SuDS, noting further information would follow, as this is contractor designed element.

The following was submitted under the same discharge application on 15 January 2019

- Item 12 e: Summary of Results for 100 year Return Period (+40%)
- Item 12f: overland flood route drawing

An email from Lucy Harrison at MCC dated 25 May 2019 that this *“information submitted is satisfactory to discharge the pre-commencement part of the condition, but the condition cannot be fully discharged until the final construction details for the flow control and attenuation storage have been submitted to and approved by the City Council as local planning authority. These details should be submitted to and approved by the local planning authority before any of the works relating to the flow control and attenuation storage are carried out.”*

A Drainage Statement by WML Consulting (reference 10531/DS/06) dated February 2024 and Proposed Drainage Layout by WML Consulting (reference 10531-WML-ZZ-XX-DR-C-9001-T03) has been submitted alongside this application to reflect amendments to the scheme.

On this basis, the new condition wording for condition 13 should be set out as follows:

Prior to commencement of the main construction works, surface water drainage works shall be implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards; and the following information:

- Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;

- Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878) and approved in writing by Manchester Planning Authority;

- Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878) and approved in writing by Manchester Planning Authority;

- Drainage Statement by WML Consulting (reference 10531/DS/06) dated February 2024

- Proposed Drainage Layout by WML Consulting (reference 10531-WML-ZZ-XX-DR-C-9001-T03)

Appendix C – Drawing Schedule

The following section reviews the application drawings submitted with the approved application considering the proposed amendments to the scheme.

Drawing Ref	Drawing Name	Updated Drawing ref if required
Site		
TM SKM (20) 001 rev a	existing site plan	TM-S1-XX-DR-A-(80)001 P01
TM SKM (00) 002 rev e	site location plan	TM-S1-XX-DR-A-(80)002 P01
TM SKM (00) 011 rev P01	demolitions site plan	TM-S1-XX-DR-A-(80)011 P01
TM SKM (00) 021 rev P01	proposed site plan	TM-S1-XX-DR-A-(80)021 P01
TM SKM (00) 022 rev P01	proposed courtyard plan	TM-S1-XX-DR-A-(80)022 P01
existing plans		
TM SKM (00) 101	existing courtyard level	No Change
TM SKM (00) 102	existing level 00	No Change
TM SKM (00) 103	existing level 01	No Change
TM SKM (00) 104	existing level 02	No Change
TM SKM (00) 105	existing level 03	No Change
TM SKM (00) 106	existing roof level	No Change
proposed plans - mills		
TM-SKM-MX-B1-DR-A-00100 rev P02	mills proposed courtyard plan	TM-MX-B1-DR-A-(80)100 P01
TM-SKM-MX-00-DR-A-00101 rev P01	mills proposed level 00	TM-MX-00-DR-A-(80)101 P01
TM-SKM-MX-01-DR-A-00102 rev P01	mills proposed level 01	TM-MX-01-DR-A-(80)102 P01
TM-SKM-MX-02-DR-A-00103 rev P01	mills proposed level 02	TM-MX-02-DR-A-(80)103 P01

Drawing Ref	Drawing Name	Updated Drawing ref if required
TM-SKM-MX-03-DR-A-00104 rev P01	mills proposed level 03	TM-MX-03-DR-A-(80)104 P01
TM-SKM-MX-04-DR-A-00105 rev P01	mills proposed level 04	TM-MX-04-DR-A-(80)105 P01
TM-SKM-MX-RF-DR-A-00106 - Rev P01	mills proposed roof level	TM-MX-RF-DR-A-(80)106 P01
proposed plans - new build		
TM SKM (00) 131 rev c	new build proposed courtyard level plan	TM-NB-B1-DR-A-(80)131 P01
TM SKM (00) 132 rev d	new build proposed level 00	TM-NB-00-DR-A-(80)132 P01
TM SKM (00) 133 rev c	new build proposed typical level plan 01-06	TM-NB-ZZ-DR-A-(80)133 P01
TM SKM (00) 134 rev b	new build proposed level 07 plan	TM-NB-07-DR-A-(80)134 P01
TM SKM (00) 135 rev b	new build proposed level 08 plan	TM-NB-08-DR-A-(80)135 P01
TM SKM (00) 136 rev b	new build proposed roof level plan	TM-MX-RF-DR-A-(80)106 P01
existing elevations		
TM SKM (00) 201	existing ellesmere street elevation	No change
TM SKM (00) 202		No change
TM SKM (00) 203	existing mill 01 north elevation	No change
TM SKM (00) 204		No change
TM SKM (00) 205	existing canal elevation	No change
TM SKM (00) 206	existing mill 02 east elevation	No change
TM SKM (00) 207	existing mill 01 west elevation	No change

Drawing Ref	Drawing Name	Updated Drawing ref if required
TM SKM (00) 208	existing courtyard building elevation	No change
existing site section		
TM SM (00) 301	existing site section	No change
proposed elevations - mills		
TM-SKM-MX-XX-DR-A-00200 rev P03	proposed ellesmere st elevation	TM-MX-XX-DR-A-(80)200 P01
TM-SKM-MX-XX-DR-A-00201 rev P02	proposed mill 01 north elevation	TM-MX-XX-DR-A-(80)201 P01
TM-SKM-MX-XX-DR-A-00202 rev P04	mill 02 end elevation	TM-MX-XX-DR-A-(80)202 P01
TM-SKM-MX-XX-DR-A-00203 rev P01	proposed canal elevation	TM-MX-XX-DR-A-(80)203 P01
TM-SKM-MX-XX-DR-A-00204 rev P03	proposed mill 02 east elevation	TM-MX-XX-DR-A-(80)204 P01
TM-SKM-MX-XX-DR-A-00205 rev P03	proposed mill 01 west elevation	TM-MX-XX-DR-A-(80)205 P01-Mill 01
proposed elevations - new build		
TM SKM (00) 231 rev h	proposed worsley street elevation - courtyard level	No change
TM SKM (00) 232 rev f	proposed worsley street elevation - street level	No change
TM SKM (00) 233 rev b	proposed courtyard south elevation	TM-NB-XX-DR-A-(80)233 P01
	Proposed west elevation	TM-NB-XX-DR-A-(80)234 P01
	Proposed east elevation	TM-NB-XX-DR-A-(80)235 P01

Drawing Ref	Drawing Name	Updated Drawing ref if required
proposed time keeper's lodge		
TM SKM (00) 242	proposed time keepers lodge elevation	Rev P01
TM-SKM-CP-XX-DR-A-02-300 rev P03	courtyard podium - proposed elevations + sections	No change
proposed sections		
TM SKM (00) 321 rev P01	proposed site section	TM-S1-XX-DR-A-(80)321 P01
proposed apartment types		
TM-SKM-MX-XX-DR-A-20101 rev P01	Mills typical apartment types-mill 01	No change
TM-SKM-MX-XX-DR-A-20102 rev P01	mills typical apartment types-mill 02	No change
TM SKM (20) 104	new build apartment types 01	No change
TM SKM (20) 105	new build apartment types	No change
proposed typical bays		
TM SKM (20) 201 rev P01	new build typical bay 01	No change
TM SKM (20) 202 rev P01	new build typical bay 02	No change
TM SKM (20) 203 rev P01	new build typical bay 03	No change
TM SKM (20) 210 rev P01	mills typical bay 01	No change
proposed detail		
TM SKM -SK-009 rev P03	mill 01 terrace detail	No change
proposed windows		
TM SKM (31) 201 rev P01	mills typical window type	No change
landscape		

Drawing Ref	Drawing Name	Updated Drawing ref if required
2237-EXA-ZZ-ZZ-DR-L-00100	General Arrangement Plan	No Change
2237-EXA-ZZ-ZZ-DR-L-00101	Illustrative Masterplan	No change
2237-EXA-ZZ-ZZ-DR-L-00200 P01	Planting Plan	No change
2237-EXA-ZZ-ZZ-DR-L-00500	Proposed Site Sections: Section A-A	No change
2237-EXA-ZZ-ZZ-DR-L-00501	Proposed Site Sections: Section B-B	No change
2237-EXA-ZZ-ZZ-DR-L-00502	Proposed Site Sections: Section C-C	No change
Highways		
SK21683-208	Proposed Amendment to Waiting Restrictions	No change