Appendix 5.1

Application 4 Parameter Plans

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Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 25 75m

FOR APPROVAL

RB01
RB02
RB03
RB04
RB05A
RB05B
RB05C
RB06
RB07
RB10
RB12B
RB16
RB17
S1
S2
min 19 m
min 29 m
min 17 m
min 43 m
min 23 m
+5m / -3m
+5m / -5m
+3m / -3m
+10m / -10m
- 3m

Legend:

- Development plots
- Potential route between plots
- Maximum extent of RB10 development plot above ground level. Development at grade may be appropriate subject to an additional Flood Risk Assessment as part of a Detailed Application.
- Development zone including public realm
- Public realm including rights of way, emergency access, car parking, sustainable urban drainage systems and infrastructure.
- Dantzic Street enhancements
- Neighbourhood road
- Consented improved green infrastructure works within outline planning application boundary. Application number: *133143/VO/2022*
- Key public open space
- Consented improved green infrastructure works outside outline planning application boundary. Application number: *133143/VO/2022*
- +- 00m Limit of development plot boundary deviation plus or minus by noted dimension in metres.
- - 00m Limit of development plot boundary deviation minus by noted dimension in metres.

  At the detailed planning application stage where permission is sought for a building line, the building line for each plot can deviate on all boundaries of each plot where stated as + or -.
- Outline planning application boundary
- S1 Existing sewer subject to diversion
- S2 Existing sewer subject to a no-build zone

Rev	Details	Drwn	Chkd	Date
P1	Issed for Planning	AE	BC	21/04/23

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Proj. No.	Project	Status
524	Red Bank Manchester	Issed for Planning

Sheet Name: Parameter Plan P1 - Development Plots and Public Realm
Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLM-00-00-DR-AR-211417	1:1250	A1	P1

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0 25 75m

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RB05A
RB05B
RB05C
RB04
RB03
RB02
RB01
RB12B
RB17
RB16
RB06
RB07
RB10

Legend:

- Development plots
- Emergency vehicle access route
- Primary vehicular servicing route
- Emergency egress route during flood event
- Bridge access from RB10 to emergency egress route during flood event
- Primarily vehicular access point from boundary
- Primarily pedestrian - cycle or emergency vehicle access point from boundary
- Pedestrain access point from boundary
- Pedestrian - cycle route proposed
- Outline planning application boundary

Notes:

- To be read in conjunction with drawing number RDB-MLM-00-00-DR-AR-211417, Parameter Plan P1 - Development Plots and Public Realm. All 'limits of deviation' and 'potential zones of deviation subject to Detailed Planning Application approval' shown within this drawing apply here.

Rev	Details	Drwn	Chkd	Date
P1	Issed for Planning	AE	BC	21/04/23

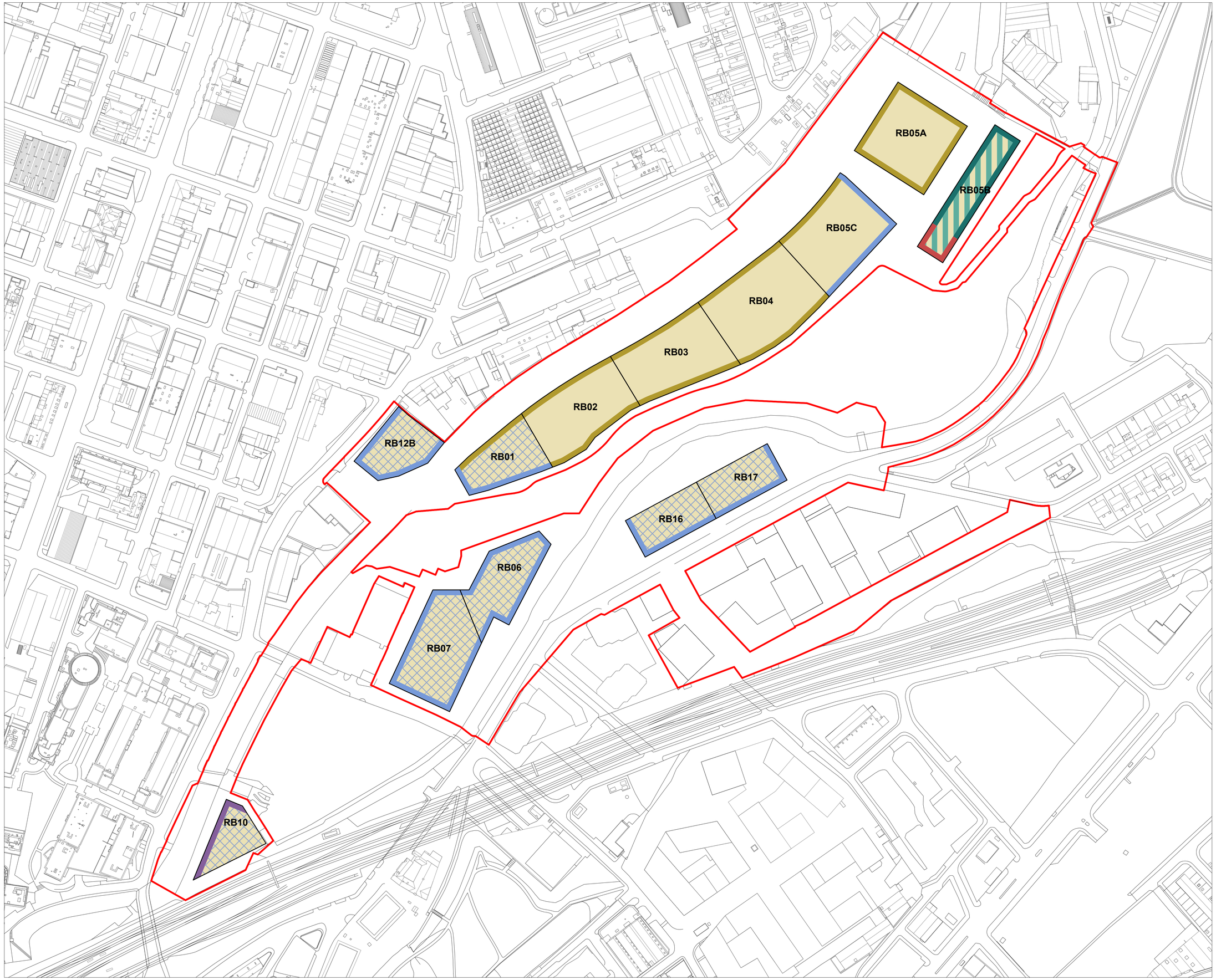
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Proj. No.	Project	Status
524	Red Bank Manchester	Issed for Planning

Sheet Name: Parameter Plan P2 - Movement

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLM-00-00-DR-AR-211418	1:1250		P1



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0 25 75m

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Legend:

- Development plot use class C3
- Development plot either use class F1(a) or C3
- Development plot use class C3 with non-residential uses up to second floor to include use classes E, F and SG
- Ground and first floor frontage (predominantly) use class C3
- Ground floor frontage either use class F1(a), C3
- Ground floor frontage either use class E, F1(a), SG or C3 entrance/residential amenity
- Ground floor frontage either use class E, F, SG or C3 entrance/residential amenity
- Ground floor frontage outdoor market (use classes E & SG) or C3 entrance/residential amenity
- Outline plannning application boundary

Notes:

- To be read in conjunction with drawing number RDB-MLM-00-00-DR-AR-211417, Parameter Plan P1 - Development Plots and Public Realm. All 'limits of deviation' and 'potential zones of deviation subject to Detailed Planning Application approval' shown within this drawing apply here.
- SG = Sui Generis covering the following uses: Laundrette; Public Houses, Wine Bars, Drinking Establishments; Drinking Establishments with Expanded Food Provision; and Hot Food Takeaways.
- Plan to be read in conjunction with the approved Development Specification

Rev	Details	Drwn	Chkd	Date
P2	Issued for Planning Add	AE	BC	10/08/23
P1	Issued for Planning	AE	BC	21/04/23

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Proj. No.	Project	Status
524	Red Bank Manchester	Issued for Planning

Sheet Name: Parameter Plan P3 - Use

Client: FEC

CDE ID: RDB-MLM-00-ZZ-DR-AR-211419

Scale: 1:1250

Size:

Rev: P2

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0 25 75m

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RB05A +93m AOD
RB05B +73m AOD
RB05C +90m AOD
RB04 +93m AOD
RB03 +87m AOD
RB02 +90m AOD
RB01 +123m AOD
RB12B +94m AOD
RB17 +155m AOD
RB16 +98m AOD
RB06 +145m AOD
RB07 +124m AOD
RB10 +211m AOD

+64m AOD
+62m AOD
+59m AOD
min 6 m
min 12 m

Legend:

+xx.xm AOD	Maximum building height AOD
	Building height ranges as specified by the maximum buildng height AOD annotation:
	up to +64m AOD (up to 5-storeys)
	up to +62m AOD (up to 6-storeys)
	up to +59m AOD (up to 7-storeys)
	up to +73m AOD (up to 8-storeys)
	up to +90m AOD (up to 13-storeys)
	up to +94m AOD (up to 14-storeys)
	up to +98m AOD (up to 19-storeys)
	up to +123m AOD (up to 24-storeys)
	up to +124m AOD (up to 27-storeys)
	up to +145m AOD (up to 34-storeys)
	up to +155m AOD (up to 37-storeys)
	up to +211m AOD (up to 55-storeys)
	Outline planning application boundary

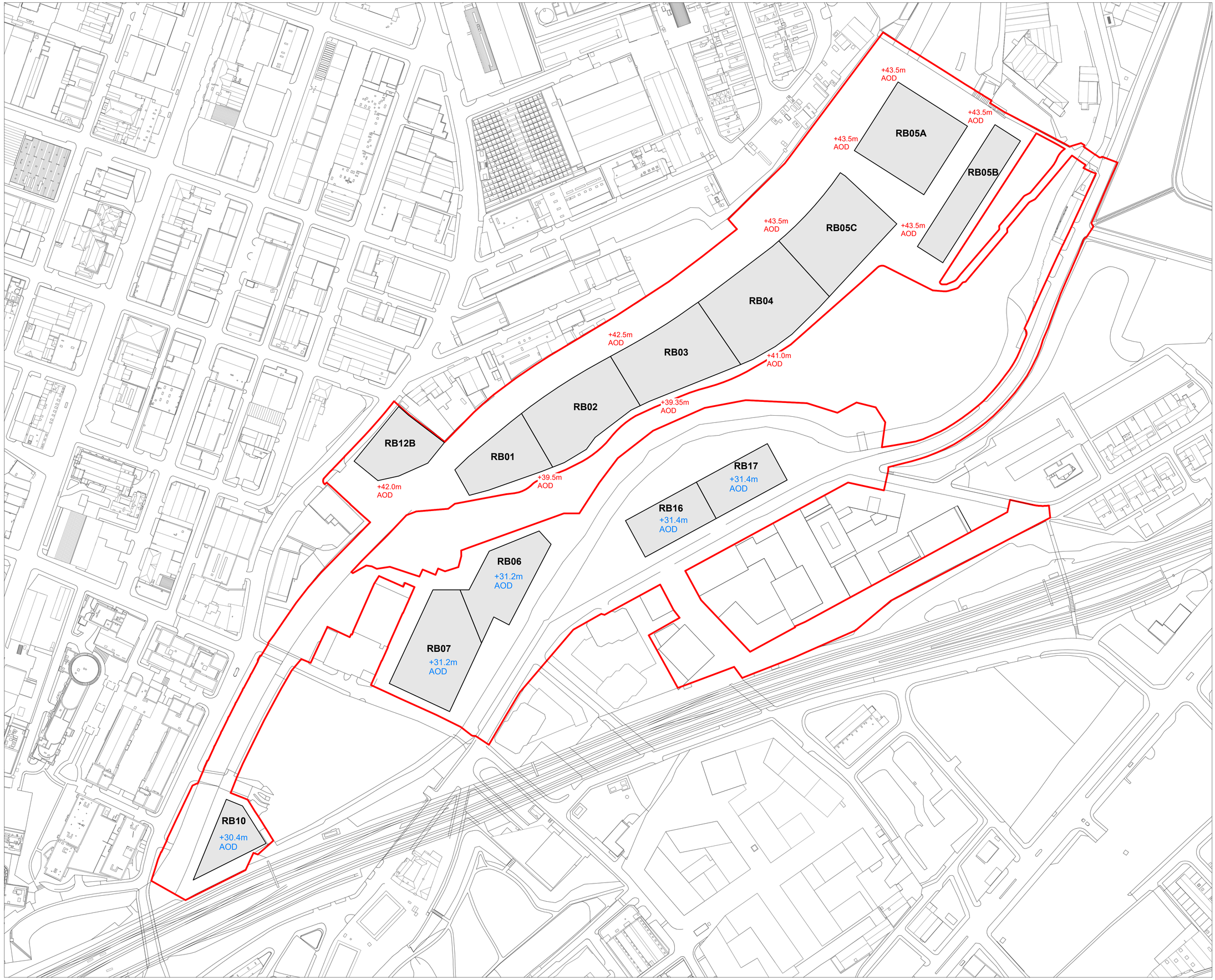
Notes:

- To be read in conjunction with drawing number RDB-MLM-00-00-DR-AR-211417, Parameter Plan P1 - Development Plots and Public Realm. All 'limits of deviation' and 'potential zones of deviation subject to Detailed Planning Application approval' shown within this drawing apply here.
- Lift over-runs and plant and equipment to be included within the maximum building heights.

Rev	Details	Drwn	Chkd	Date
P1	Issed for Planning	AE	BC	21/04/23

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Proj. No. 524
Project Red Bank Manchester
Status Issed for Planning
Sheet Name Parameter Plan P4 - Building Heights (max)
Client FEC
CDE ID RDB-MLM-00-RF-DR-AR-211420
Scale 1:1250
Size
Rev. P1



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0 25 75m

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Legend:

+41.0m AOD — Proposed site ground level AOD; limit of deviation is + / - 0.5m

+31.6m AOD — Minimum Finished Floor Level AOD excluding freeboard (the only uses below the design flood level may be car parking, cycle parking, refuse stores and a temporary outdoor market use)

Development plots

Outline planning application boundary

Notes:

- To be read in conjunction with drawing number RDB-MLM-00-00-DR-AR-211417, Parameter Plan P1 - Development Plots and Public Realm. All 'limits of deviation' and 'potential zones of deviation subject to Detailed Planning Application approval' shown within this drawing apply here.
- All vulnerable uses including commercial to be located above the design flood level.
- The only uses below the design flood level may be car parking, cycle parking, refuse stores and a temporary outdoor market use.
- Minimum FFLs being proposed for the outline application do not include an allowance for freeboard.
- Flood resistance / resilience measures to be provided to a minimum of 600mm above design flood levels.
- Where residential lobbies are indicated below the design flood level they are to be provided with alternative means of escape (above the flood level).

Rev	Details	Drwn	Chkd	Date
P1	Issed for Planning	AE	BC	21/04/23

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Proj. No. 524
Project Red Bank Manchester
Status Issed for Planning
Sheet Name Parameter Plan P5 - Site Levels
Client FEC
CDE ID RDB-MLM-00-00-DR-AR-211421
Scale 1:1250
Size
Rev. P1