

5 February 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

325 – 327 Deansgate, Manchester – Section 73 (Minor Material Amendment) to Planning Permission Ref: 125804/FO/2019

Please find enclosed an application for minor material amendments under Section 73 of the Town and Country Planning Act 1990 ("MMA") to Planning Permission ref. 125804/FO/2019 in accordance with Section 73 of the Town and Country Planning Act 1990.

The application relates to the development at 325 – 327 Deansgate and the Applicant is Ask Deansgate Ltd.

Background

The description of development as stated on the decision notice (Ref. 125804/FO/2019) is as follows:

"Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works."

A Section 96(a) application (Ref. 134854/NMC/2022) was approved on 29 September 2022 to make alterations to the apart-hotel accommodation, increasing the number of hotel rooms to 357; including the creation of additional floor space at Level 21 and associated elevational alterations.

Another Section 96(a) application (Ref. 136154/NMC/2023) was approved on 17 February 2023 to amend the wording of conditions 6a, 7, 9 and 10 attached to Planning Permission Ref. 125804/FO/2019. The trigger points of these conditions were amended to allow demolition to take place prior to their full discharge in order to support the project delivery programme.

A further Section 96(a) application (Ref. 137169/NMC/2023) was approved on 05 June 2023 to amend the wording of conditions 6a and 12. This was for clarification purposes following a meeting with the Local Planning Authority on 31 May 2023, where it was agreed with the case officer that sufficient information had already been submitted to discharge these conditions to allow for demolition to begin.

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A further application (Ref. CDN/23/0466) was approved on 11 December 2023 to discharge pre-commencement conditions 6a (Drainage), 7a (Ground Conditions), 9 (CMP Metrolink), 10 (Materials) and 12 (Structural Surveys).

Pre-application Consultation

The approved development was subject to a comprehensive process of public and stakeholder engagement, including engagement with Greater Manchester Police, Historic England, Manchester City Council Highways, Transport for Greater Manchester, Greater Manchester Archaeology Advisory Service, Places Matter! Design Review Panel, local businesses and residents, and local Ward Councillors.

This application for a Minor Material Amendment in relation to façade design changes is submitted following pre-application consultation with Manchester City Council as the Local Planning Authority. A pre-application meeting was held with officers at Manchester City Council on 29 November 2023 to present the proposed amendments. At that meeting, the principle of the proposed amendments was supported by officers and it was agreed these could be progressed via a Section 73 application.

Description of Development

The proposed Description of Development is:

“Variation of Conditions 2, 18a, 19a, 21, 22, 23, 27, 30, 31, 35, 39 and 42 attached to planning permission ref. 125804/FO/2019 (as amended by 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) for hotel building (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works to incorporate changes to building façade and increase in parapet height”.

Variation of Conditions (Approved Drawings)

Minor design amendments to the external façade of the building are proposed following detailed design and development of the construction methodology. The proposed amendments are set out in detail in the accompanying Design and Access Statement addendum and summarised below.

The Applicant seeks to amend condition wording to reflect the updated drawing references which are referred to in the relevant conditions. The approved drawings and proposed drawing references are listed in Appendix A of this letter. There are no changes proposed to the wording of these conditions aside from updating the drawing references. Please see Appendix B for full condition wording.

External Façade Materials

Detailed design and development of the construction methodology have identified that the pre-cast concrete façade panels currently approved for the façade treatment would be difficult to construct without significantly risking danger to the adjacent tram lines. Consequently, following engagement with the local planning authority, the Applicant has taken the decision to pursue an alternative façade approach, which negates the risks associated with installing pre-cast concrete panels, allowing safe and efficient construction of the building. The significant load imposed by the pre-cast concrete panels make it difficult to accommodate the required fixings onto the floor slab and steel frame. Therefore, alternative materials are proposed for the façade treatments 2 and 3 (Please see accompanying ‘Minor Façade Amendment pack’

prepared by SimpsonHaugh & Partners for full details) which are lighter and can be installed in smaller sections and therefore alleviate the issues with the pre-cast concrete.

At Ground to Level 3, a brick cladding will be used in lieu of the approved red precast concrete. This will use a mortared rain screen system. Visually, the proposed 'Manchester red' brick will match the surrounding traditional brick facades of the adjacent viaduct and Deansgate pub. The chosen brick is proposed to be confirmed via planning condition.

At the upper levels of the building, a white glazed terracotta façade is proposed. This will provide contrast to the colour and texture of the lower levels. Alongside this, a slight inflection is proposed in the elevation grid, which will repeat across all of the gridded elevations. The scale and size of the grid will remain as the approved scheme.

While the proposals amend the material of the façade, the colour and grid remain identical to the proposed façade.

Planning Condition 10 (Materials) attached to Ref. 125804/FO/2019 was part-discharged via Ref. CDN/23/0466 on 11.12.23; however, an updated materials programme and sample panel mock-ups have been submitted as part of this application which reflects the revised scheme's materiality.

Parapet Height

It is proposed to increase the height of the cladding parapet by 600mm to ensure the roof plant equipment is not visible from ground level or views identified in the TVIA. This is considered non-material in the context of the scheme which is just over 72m tall and is well below the adjacent Beetham Hilton Hotel and Cloud 23 restaurant.

Horizontal Panel Design

The development's horizontal panel detailing is also proposed to be amended. The approved design includes a louvre panel at the slab edge on each floor, in the zones of glazed curtain walling. This was originally to provide a connection for the mechanical ventilation ductwork included in the original proposal.

The proposed change will seek to replace the louvre panel with an opaque glass panel in all areas. This is because the revised scheme does not include any ventilation connections to the façade, rendering the louvres as purely decorative. The replacement of the louvres with a glass panel further reinforces the verticality of the curtain walling and is more visually appealing.

Hotel Bedroom Floors – Window Design

The building's façade includes a grid of punched windows. Application Ref. 134854/NMC/2022 increased the total no. of bedrooms to 357 through reconfiguration of the internal layout. The amendment to the number of bedrooms on the floor plate, alongside the introduction of a steel frame compared to the original concrete, requires the redistribution of a number of opaque windows. The includes both the east and west elevations where partitions or columns sit behind what would otherwise be vision glass. The revised plans for the west elevation maintain the approved development's emphasis on symmetry and verticality. The first and last windows on the floor plate feature vertical bands of opaque glass, which frame the rest of the façade.

The approved east elevation features 90 window reveals with either solid or opaque glass across the hotel bedroom floor plates from Level 04 upwards. The proposed changes also include 90 opaque window reveals but with a revised distribution to accommodate the updated layout. This proposal maintains the solid material reveals at each end of the floor plate, while opaque glass is proposed for central locations.

Lower Levels Minor Design Adjustments

Due to the aforementioned design changes, minor adjustments are required for the Century Street and Trafford Street elevations, which serve as back of the house areas at ground level. It is proposed to amend the distribution of infill louvre panels at the lower levels to suit ductwork connections and internal space planning. The panels will still be recessed, and the number of louvre infills remains as approved. Alongside this, the doors serving the escape corridor, substation, refuse store, and linen store are proposed to be repositioned to reflect internal space planning.

Environmental Impact Assessment (“EIA”) Screening

The approved development was subject to an EIA. An Environmental Statement (“ES”) was submitted with the application in December 2019 (“the 2019 ES”). The 2019 ES has not been subsequently updated and so is the most up-to-date ES pertaining to the Site.

Due to the limited nature and scale of the changes to the approved development, the proposed amendment – in isolation or cumulatively with changes progressed in the previous amendment applications (Ref. 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) - will have no significant environmental effects on townscape and visual impact; construction methodology and phasing; built heritage; noise and vibration; sunlight daylight and solar glare; or wind microclimate.

Due to the nature of amendments relating to façade changes and an increase in height, three of the verified townscape views included in the original planning application have been updated. These views were selected from three key viewpoints and were agreed with Manchester City Council via email on 06.12.23. The updated viewpoints have been submitted as part of this application and the TVIA consultant has concluded that the visual changes to the façade appear to be very minor and do not alter the overall appearance of the building, while the increase in height is perceptible in the views however unlikely to cause any further visual effects beyond those identified in the 2019 ES chapter.

A Daylight and Sunlight consultant has also reviewed the proposed amendments and confirmed that the only change capable of affecting the daylight or sunlight received by neighbouring properties is the increase in height. However, the impact on nearby properties would be negligible to minor in all instances and are considered non-significant.

The proposed amendments have been reviewed by a Wind Microclimate consultant, who has confirmed that the increase in the overall height of the building is negligible with respect to wind and would not have any impact on wind conditions. Thus, the wind microclimate 2019 ES chapter remains valid.

All other technical consultants involved in the 2019 ES have reviewed the proposed changes and have confirmed via email that they will not result in any material effects on their original assessments. The conclusions of these chapters are therefore unchanged by the current proposals and any updates to the 2019 ES have been screened out.

Planning Policy Framework

The key Development Plan documents relevant to the proposals remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The following documents also forms a material consideration in the determination of this application: the National Planning Policy Framework (2023); Design for Access 2; the Blue and Green Strategy and Action Plan; Guide to Development in Manchester SPD (2007); the Climate Change Emergency and Playing our Full Part on Climate Change.

Full consideration of the proposals against the planning policy framework is considered within the original Planning and Tall Building Statement approved under Planning Permission ref: 125804/FO/2019.

The proposed amendments will contribute to the success of the development, a scheme which is supported by planning policy objectives at national and local levels. The proposals are also in line with key planning guidance and material considerations. Approval of the proposed amendments would therefore support economic and regeneration benefits associated with the proposals.

Application Submission

In addition to this covering letter, the following documentation is submitted in support of this application:

- Application Form and Notice Certificates;
- Site Location Plan;
- Minor Façade Amendment pack, prepared by SimpsonHaugh (Document Ref. 10446-A-B5D8-RP-DAS-003);
- Architectural Drawings, prepared by SimpsonHaugh (see Appendix A for schedule);
- Condition 10 – Updated Materials Sample Programme, prepared by SimpsonHaugh;
 - 10446-Condition 10_Sample Schedule_P02
- Condition 10 – Updated Materials Mock-Up Panel Drawings, prepared by SimpsonHaugh; and
 - 10446-SHP-Z0-A-G251-DE-XX-0010
 - 10446-SHP-Z0-A-G251-DE-XX-0011
 - 10446-SHP-Z0-A-G251-DE-XX-0012

- Updated Verified TVIA Viewpoints (Document Ref. 1970.1-ID-001-02), prepared by Planit-IE
- Daylight Sunlight Technical Note, prepared by Anstey Horne

Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-12709772.

A fee has been paid to Manchester City Council for £293, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. On the basis of the information submitted, we seek your formal agreement that the proposed amendment for the basement is acceptable and can be dealt with as a minor material amendment.

If you require any further details, please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994/joemcelhone@deloitte.co.uk) and Jasmine Sandhu (0113 341 6838/jasminesandhu@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Appendix A – Drawing Schedule

Drawing Name	Approved Drawing Reference	Proposed Drawing Reference
GA PLAN - GROUND LEVEL 00	10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 02	10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 03
GA PLAN - GROUND MEZZANINE	10185-SHP-Z1-0M-PL-A-B5D8-G200-0001_Rev 02	10185-SHP-Z1-0M-PL-A-B5D8-G200-0001_Rev 03
GA PLAN - LEVEL 01	10185-SHP-Z1-01-PL-A-B5D8-G200-0001_Rev 01	10185-SHP-Z1-01-PL-A-B5D8-G200-0001_Rev 02
GA PLAN - LEVEL 02	10185-SHP-Z1-02-PL-A-B5D8-G200-0001_Rev 01	10185-SHP-Z1-02-PL-A-B5D8-G200-0001_Rev 02
GA PLAN - LEVEL 03	10185-SHP-Z1-03-PL-A-B5D8-G200-0001_Rev 01	10185-SHP-Z1-03-PL-A-B5D8-G200-0001_Rev 02
GA PLAN - TYPICAL LEVEL 01 (LEVELS 04-10)	10185-SHP-Z1-TY-PL-A-B5D8-G200-0001_Rev 01	10185-SHP-Z1-TY-PL-A-B5D8-G200-0001_Rev 02
GA PLAN - TYPICAL LEVEL 02 (LEVELS 11-20)	10185-SHP-Z1-TY-PL-A-B5D8-G200-0002_Rev 02	10185-SHP-Z1-TY-PL-A-B5D8-G200-0002_Rev 03
GA PLAN - ROOF LEVEL	10185-SHP-Z1-RF-PL-A-B5D8-G200-0001_Rev 00	10185-SHP-Z1-RF-PL-A-B5D8-G200-0001_Rev 02
GA SECTION AA	10185-SHP-Z1-AA-SE-A-B5D8-G200-0001_Rev 02	10185-SHP-Z1-AA-SE-A-B5D8-G200-0001_Rev 03
GA SECTION BB	10185-SHP-Z1-BB-SE-A-B5D8-G200-0001_Rev 02	10185-SHP-Z1-BB-SE-A-B5D8-G200-0001_Rev 03
GA SECTION CC	10185-SHP-Z1-CC-SE-A-B5D8-G200-0001_Rev 02	10185-SHP-Z1-CC-SE-A-B5D8-G200-0001_Rev 03
GA SECTION DD	10185-SHP-Z1-DD-SE-A-B5D8-G200-0001_Rev 01	10185-SHP-Z1-DD-SE-A-B5D8-G200-0001_Rev 03
GA ELEVATION - NORTH - TRAFFORD STREET	10185-SHP-Z1-EN-EL-A-B5D8-G200-0001_Rev 00	10185-SHP-Z1-EN-EL-A-B5D8-G200-0001_Rev 01
GA ELEVATION - SOUTH - WHITWORTH STREET WEST	10185-SHP-Z1-ES-EL-A-B5D8-G200-0001_Rev 00	10185-SHP-Z1-ES-EL-A-B5D8-G200-0001_Rev 01
GA ELEVATION - EAST - CENTURY STREET	10185-SHP-Z1-EE-EL-A-B5D8-G200-0001_Rev 00	10185-SHP-Z1-EE-EL-A-B5D8-G200-0001_Rev 01
GA ELEVATION - WEST - DEANS GATE	10185-SHP-Z1-EW-EL-A-B5D8-G200-0001_Rev 02	10185-SHP-Z1-EW-EL-A-B5D8-G200-0001_Rev 03
GA ELEVATION - WEST - DEANS GATE	10185-SHP-Z1-EW-EL-A-B5D8-G200-0002_Rev 00	10185-SHP-Z1-EW-EL-A-B5D8-G200-0002_Rev 01
GA 3D VIEW - VIEW 01	10185-SHP-Z1-XX-3D-A-B5D8-G200-0001_Rev 00	10185-SHP-Z1-XX-3D-A-B5D8-G200-0001_Rev 01
GA 3D VIEW - VIEW 02	10185-SHP-Z1-XX-3D-A-B5D8-G200-0002_Rev 00	10185-SHP-Z1-XX-3D-A-B5D8-G200-0002_Rev 01
EXTERNAL WALL DETAIL - TYPICAL DETAIL 01	10185-SHP-Z1-TY-DE-A-B5D8-G251-0001_Rev 00	10185-SHP-Z1-TY-DE-A-B5D8-G251-0001_Rev 01
EXTERNAL WALL DETAIL - TYPICAL DETAIL 02	10185-SHP-Z1-TY-DE-A-B5D8-G251-0002_Rev 00	10185-SHP-Z1-TY-DE-A-B5D8-G251-0002_Rev 01
EXTERNAL WALL DETAIL -	10185-SHP-Z1-TY-DE-A-B5D8-	10185-SHP-Z1-TY-DE-A-B5D8-

TYPICAL DETAIL 03	G251-0003_Rev 00	G251-0003_Rev 01
EXTERNAL WALL DETAIL - TYPICAL DETAIL 04	10185-SHP-Z1-TY-DE-A-B5D8- G251-0004_Rev 00	10185-SHP-Z1-TY-DE-A-B5D8- G251-0004_Rev 01
ACCOMMODATION MATRIX	10185-SHP-Z1-XX-SE-A-B5D8- F900-0001_Rev 00	10185-SHP-Z1-XX-SC-A-B5D8- F900-0001_Rev 01
ACCOMMODATION MATRIX	10185-SHP-Z1-XX-SE-A-B5D8- F900-0002_Rev 00	10185-SHP-Z1-XX-SC-A-B5D8- F900-0002_Rev 01

Appendix B – Existing and Proposed Condition Wording

CND No.	Existing Condition Wording	Proposed Condition Wording
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings 10185-SHP-Z0-XX-XP-A-B5D8-G100-0001, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0002, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0003, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0004, 10185-SHP-Z0-XX-PL-A-B5D8-G100-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0001, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EW-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0002, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0002, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0002, 10185-SHP-Z0-EW-EX-A-B5D8-G100-0002, 10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-0M-PL-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-01-PL-A-B5D8-G200-0001 Rev 01, 10185-SHP-Z1-02-PL-A-B5D8-G200-0001 Rev 01, 10185-SHP-Z1-03-PL-A-B5D8-G200-0001 Rev 01, 10185-SHP-Z1-TY-PL-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-TY-PL-A-B5D8-G200-0002 Rev 02, 10185-SHP-Z1-RF-PL-A-B5D8-G200-0001 Rev 01, 10185-SHP-Z1-AA-SE-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-BB-SE-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-CC-SE-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-DD-SE-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-EN-EL-A-B5D8-G200-0001, 10185-SHP-Z1-ES-EL-A-B5D8-G200-0001, 10185-SHP-Z1-EE-EL-A-B5D8-G200-0001, 10185-SHP-Z1-EW-EL-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-XX-3D-A-B5D8-G200-0001, 10185-SHP-Z1-XX-3D-A-B5D8-G200-0002, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0001, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0002, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0003, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0004, 10185-SHP-Z1-XX-SC-A-F900-0001, 10185-	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings 10185-SHP-Z0-XX-XP-A-B5D8-G100-0001, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0002, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0003, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0004, 10185-SHP-Z0-XX-PL-A-B5D8-G100-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0001, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EW-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0002, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0002, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0002, 10185-SHP-Z0-EW-EX-A-B5D8-G100-0002, ~~10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-0M-PL-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-01-PL-A-B5D8-G200-0001 Rev 01, 10185-SHP-Z1-02-PL-A-B5D8-G200-0001 Rev 01, 10185-SHP-Z1-03-PL-A-B5D8-G200-0001 Rev 01, 10185-SHP-Z1-TY-PL-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-TY-PL-A-B5D8-G200-0002 Rev 02, 10185-SHP-Z1-RF-PL-A-B5D8-G200-0001 Rev 01, 10185-SHP-Z1-AA-SE-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-BB-SE-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-CC-SE-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-DD-SE-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-EN-EL-A-B5D8-G200-0001, 10185-SHP-Z1-ES-EL-A-B5D8-G200-0001, 10185-SHP-Z1-EE-EL-A-B5D8-G200-0001, 10185-SHP-Z1-EW-EL-A-B5D8-G200-0001 Rev 02, 10185-SHP-Z1-XX-3D-A-B5D8-G200-0001, 10185-SHP-Z1-XX-3D-A-B5D8-G200-0002, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0001, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0002, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0003, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0004, 10185-SHP-Z1-XX-SC-A-F900-0001,~~ 10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 03 10185-SHP-Z1-0M-PL-A-B5D8-G200-0001_Rev 03 10185-SHP-Z1-01-PL-A-B5D8-G200-0001_Rev 02

CND No.	Existing Condition Wording	Proposed Condition Wording
	SHP-Z0- EN-XE-A-B5D8-G100- 0003, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0003, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0003, 10185-SHP-Z1-EE-SE-A-B5D8-G200-0001, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0005 and 10185-SHP-Z1-TY-DE-A-B5D8-G251-0006 Covering Letter received by the received by the City Council, as Local Planning Authority, on the 6 September 2022. Design and Access Statement Addendum prepared by SimpsonHaugh", Transport Statement Addendum prepared by Civic Engineers received by the City Council, as Local Planning Authority, on the 2 September 2022.	10185-SHP-Z1-02-PL-A-B5D8-G200-0001_Rev 02 10185-SHP-Z1-03-PL-A-B5D8-G200-0001_Rev 02 10185-SHP-Z1-TY-PL-A-B5D8-G200-0001_Rev 02 10185-SHP-Z1-TY-PL-A-B5D8-G200-0002_Rev 03 10185-SHP-Z1-RF-PL-A-B5D8-G200-0001_Rev 02 10185-SHP-Z1-AA-SE-A-B5D8-G200-0001_Rev 03 10185-SHP-Z1-BB-SE-A-B5D8-G200-0001_Rev 03 10185-SHP-Z1-CC-SE-A-B5D8-G200-0001_Rev 03 10185-SHP-Z1-DD-SE-A-B5D8-G200-0001_Rev 03 10185-SHP-Z1-EN-EL-A-B5D8-G200-0001_Rev 01 10185-SHP-Z1-ES-EL-A-B5D8-G200-0001_Rev 01 10185-SHP-Z1-EE-EL-A-B5D8-G200-0001_Rev 01 10185-SHP-Z1-EW-EL-A-B5D8-G200-0001_Rev 03 10185-SHP-Z1-EW-EL-A-B5D8-G200-0002_Rev 01 10185-SHP-Z1-XX-3D-A-B5D8-G200-0001_Rev 01 10185-SHP-Z1-XX-3D-A-B5D8-G200-0002_Rev 01 10185-SHP-Z1-TY-DE-A-B5D8-G251-0001_Rev 01 10185-SHP-Z1-TY-DE-A-B5D8-G251-0002_Rev 01 10185-SHP-Z1-TY-DE-A-B5D8-G251-0003_Rev 01 10185-SHP-Z1-TY-DE-A-B5D8-G251-0004_Rev 01 10185-SHP-Z1-XX-SC-A-B5D8-F900-0001_Rev 01 10185-SHP-Z1-XX-SC-A-B5D8-F900-0002_Rev 01 10185-SHP-Z0- EN-XE-A-B5D8-G100- 0003, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0003, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0003, 10185-SHP-Z1-EE-SE-A-B5D8-G200-0001, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0005 and 10185-SHP-Z1-TY-DE-A-B5D8-G251-0006 Covering Letter received by the received by the City Council, as Local Planning Authority, on the 6 September 2022. Design and Access Statement Addendum prepared by SimpsonHaugh", Transport Statement Addendum prepared by Civic Engineers received by the City Council, as Local Planning Authority, on the 2 September 2022.
18a	Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the commercial unit, as shown on drawings 10185-SHP-Z1-	Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the commercial unit, as shown on drawings ~~10185-SHP-Z1-00-PL-A-B5D8-G200-~~

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	00-PL-A-B5D8-G200-0001 Rev P02 received by the City Council, as Local Planning Authority, on the 2 September 2022, prior to the first use of each commercial unit development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.	~~0001-Rev P02 received by the City Council, as Local Planning Authority, on the 2 September 2022, 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03~~ prior to the first use of each commercial unit development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.
19a	Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, (a) prior to the first use of the commercial units as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8-G200- 0001 Rev P02 received by the City Council, as Local Planning Authority, on the 2 September 2022, a scheme of acoustic insulation of each commercial unit shall be submitted be submitted for approval in writing by the City Council, as Local Planning Authority. Where entertainment noise is proposed the L Aeq (entertainment noise) shall be controlled to 10dB below the L A90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. Where an A3 use is proposed, the scheme proposed shall normally include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of	Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, (a) prior to the first use of the commercial units as indicated on drawings ~~10185-SHP-Z1-00-PL-A-B5D8-G200-0001-Rev P02 received by the City Council, as Local Planning Authority, on the 2 September 2022, 10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 03~~, a scheme of acoustic insulation of each commercial unit shall be submitted be submitted for approval in writing by the City Council, as Local Planning Authority. Where entertainment noise is proposed the L Aeq (entertainment noise) shall be controlled to 10dB below the L A90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. Where an A3 use is proposed, the scheme proposed shall normally include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum

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	the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.	internal noise levels.
21	The waste management strategy for the aparthotel and the commercial units shall be carried out in accordance with drawing 10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and the waste management strategy outlined within the Design and Access statement stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020. The approved scheme shall be implemented prior to the first use of the aparthotel and each commercial unit and thereafter be retained and maintained in situ for as long as the development remains in use.	The waste management strategy for the aparthotel and the commercial units shall be carried out in accordance with drawing ~~10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01~~ 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and the waste management strategy outlined within the Design and Access statement stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020. The approved scheme shall be implemented prior to the first use of the aparthotel and each commercial unit and thereafter be retained and maintained in situ for as long as the development remains in use.
22	Prior to the first use of each of commercial units, as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP Z1—0M-PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units within each phase and thereafter retained and maintained in situ.	Prior to the first use of each of commercial units, as indicated on drawings ~~10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP Z1—0M-PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020~~, 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units within each phase and thereafter retained and maintained in situ.
23	Prior to the first use of each of the commercial units as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—0M-PL-AB5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The	Prior to the first use of each of the commercial units as indicated on drawings ~~10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—0M-PL-AB5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020~~, 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the

CND No.	Existing Condition Wording	Proposed Condition Wording
	approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.	shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.
27	Prior to the first use of each commercial unit, as indicated on drawings 10185-SHPZ1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OM PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening hours shall then become the operating hours for each respective unit and shall thereafter be retained and maintained.	Prior to the first use of each commercial unit, as indicated on drawings ~~10185-SHPZ1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OM PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020~~, 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-OM-PL-A-B5D8- G200-0001_Rev 03, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening hours shall then become the operating hours for each respective unit and shall thereafter be retained and maintained.
30	The commercial units as shown on drawings 10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OM-PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.	The commercial units as shown on drawings ~~10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OM-PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020~~ , 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-OM-PL-A-B5D8-G200-0001_Rev 03, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.
31	The commercial units, as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OM-PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, can be occupied as A1 (with the exception of convenience retail), A2, A3, A4 and D2. The first use of the each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country	The commercial units, as indicated on drawings ~~10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OM-PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020~~ , 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-OM-PL-A-B5D8-G200-0001_Rev 03, can be occupied as A1 (with the exception of convenience retail), A2, A3, A4 and D2. The first use of the each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the

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	Planning (General Permitted Development) Order 2015.	Town and Country Planning (General Permitted Development) Order 2015.
35	Prior to the first occupation of the aparthotel element, the provision of 32 cycle spaces (internal) and 10 external spaces, as indicated on drawing 10185-SHP-Z1-00- PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, shall be implemented prior to the first use of the aparthotel element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.	Prior to the first occupation of the aparthotel element, the provision of 32 cycle spaces (internal) and 10 external spaces, as indicated on drawing ~~10185-SHP-Z1-00- PL-A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020,~~ 10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 03, shall be implemented prior to the first use of the aparthotel element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.
39	Prior to the first use of each commercial unit within the development as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OMPL- A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of each phase of the development.	Prior to the first use of each commercial unit within the development as indicated on drawings ~~10185-SHP-Z1-00- PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OMPL- A-B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020,~~ 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-OM-PL-A-B5D8-G200-0001_Rev 03, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of each phase of the development.
42	In the event that the commercial units, as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OMPL-A B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, are occupied as an A3 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows: o Management of patrons and control of external areas. For the avoidance of doubt this shall include: o Dispersal policy; o Mechanism for ensuring windows and doors remain closed after 9pm	In the event that the commercial units, as indicated on drawings ~~10185-SHP-Z1-00- PL-A-B5D8-G200-0001 Rev 01 and 10185-SHP-Z1—OMPL-A B5D8-G200-0001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020,~~ 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-OM-PL-A-B5D8- G200-0001_Rev 03, are occupied as an A3 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows: o Management of patrons and control of external areas. For the avoidance of doubt this shall include: o Dispersal policy; o Mechanism for ensuring windows and doors remain closed after 9pm

CND No.	Existing Condition Wording	Proposed Condition Wording
	The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.	The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.