

05 December 2023

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

F.A.O Jennifer Atkinson

Dear Jennifer,

Great Marlborough Street Car Park, Manchester – Application for Non-Material Amendments to Planning Permission for 121252/FO/2018

On behalf of our client, GMS (Parking) Limited (the ‘Applicant’), we hereby apply under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments (“NMA”) to Planning Permission 121252/FO/2018.

The non-material amendments are principally designed to respond to the requirements of the Building Safety Act (2023) and to facilitate the concurrent delivery of the proposed re-cladding of the neighbouring building which is required for fire safety reasons. Additionally adjustments are also proposed to planning conditions. Overall, the proposed amendments do not materially change the approved scheme, nor the details of what is required to be approved.

Background

On 23 July 2021 planning permission was granted for development at the site of the Great Marlborough Street Car Park in Manchester City Centre. The description of development approved under application ref: 121252/FO/2018 is as follows:

“Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work”

Building Safety Act (BSA)

The BSA was introduced in 2023, after planning permission was approved for the GMS proposals. To ensure the future development complies with up-to-date safety regulations, the Applicant has reviewed

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the scheme design against the Fire Safety: Approved Document B and the draft BS9991 Code of Practice. As a result, the Applicant proposes the introduction of a second stair core and has adjusted the lift configuration within the tower, alongside some consequential internal layout changes. Further details are provided in the 'updates to internal layouts' section provided below.

Neighbouring Proposals

In September 2023 a Full Planning application (Ref: 137387/FO/2023) was submitted to Manchester City Council for re-cladding and façade remediation works at Bridgewater Heights 1 Great Marlborough Street, which is immediately to the north of the GMS site. Information submitted with the pending planning application estimates that the re-cladding works will take approximately two years to complete. Considering the adjacency of the two schemes and the potential for works to commence at the same time, the applicant is seeking to collaborate with the neighbouring land owner to enable contractors to be coordinated throughout the construction periods, thereby ensuring access is maintained to the GMS Multi-Storey Car Park, whilst also seeking to minimise environmental impacts and enable timely delivery of both schemes.

Based on information viewed to date, it is anticipated that there are several matters that will need to be resolved between the landowners to reach a coordinated solution and this has potential to delay commencement of works. Within the context of GMS Condition 1, which dictates timescales whereby the planning permission can be lawfully implemented, the Applicant therefore proposes non-material amendments that will support the early commencement of early works. This will enable landowner collaboration to continue unimpeded by any time pressure associated with the GMS permission.

Proposed Amendments

The amendments proposed in this application can be summarised as follows:

- Updates to the internal layout;
- Introduction of 'Early Works' construction stage; and ,
- Regularising Condition trigger points.

The proposed amendments are proposed to address the matters set out within the 'Background' section of this letter and remain within the parameters of what was assessed by the approved Environmental Impact Assessment.

Subject to approval of this application for Non-Material Amendments, an application will be submitted to discharge the relevant planning conditions relating to the 'Early Works'.

Updates to internal layout

The internal layout amendments have been designed to comply with Fire Safety: Approved Document B and the draft BS9991 Code of Practice which are the relevant guidance documents in respect of Fire Safety. All proposed layout changes are set out within the 'Summary of Proposed Amendments' (November 2023), which has been submitted with this planning application.

The proposed changes primarily comprise the provision of additional stair cases, two separate escape cores each with a ventilated stair, firefighting lift, an evacuation lift and inclusive of a ventilated lobby and changes to the studio layouts to move the hob away from the escape route.

The proposed amendments result in changes to the internal layout of the building, including a small reduction of room sizes. Notwithstanding this change, the average room size is comparable with other high quality PBSA schemes that have been granted planning permission in Manchester City Centre and there is no material change to the quality and quantity of amenity provision. Full details of the approved room sizes compared to the proposed is contained within the Accommodation Schedule submitted with this application.

The changes to the layout have also resulted in some adjustments to the M&E design, but this will have no impact on the conclusions of the approved documents, as confirmed in the Technical Note prepared by WSP dated 4 December 2023.

Introduction of Early Works construction stage

The proposed 'Early Works' package is detailed on drawing reference: L1917R-SK56-GMS02-PCH D01. The works comprise a small element of demolition, which will remove the top section of the stair core on the south east corner of the existing MSCP. The works will not impact the operation of the car park, due to the fact that the top floor is already closed off with no access for parking. The top of the stair core will be closed off and made safe to ensure no pedestrian access can be gained via this route.

Some planning conditions are proposed to be amended to refer to 'Early Works', to ensure relevant details are discharged prior to these works commencing. For the avoidance of any doubt, further details will be required to be submitted and approved before the relevant conditions are fully discharged prior to commencement of any demolition and construction that extends beyond the scope of the Early Works.

Regularised Planning Conditions

Several planning conditions associated with planning permission ref:121252/FO/2018 do not explicitly reference the fact that the GMS MSCP must be kept operational during the construction period, and therefore the intended trigger point i.e. pre-occupation of the new elements of the development is unclear. A series of amendments are therefore proposed to provide clarity and address this matter. Full details are set out at Appendix A.

Planning Policy and Guidance

The key Development Plan Documents are the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan 1995. The Planning Policy Framework relevant to the proposed development has therefore not changed since the approval of the original application.

Whilst it is noted that the National Planning Policy Framework has been updated since planning permission was granted, the revised guidance does not include any updates that would be relevant the proposed amendments.

Assessment of the proposed development against the Development Plan and all relevant material considerations was comprehensively considered in the determination of the approved planning permission.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Updated Drawings prepared by Howells – see Appendix B for full list;
- Summary of Proposed Amendments to Consented Scheme (November 2023) prepared by Howells;
- Accommodation Schedule prepared by Howells dated 15 November 2023;
- M&E Technical Note prepared by WSP dated 22 November 2023;
- Fire Statement prepared by WSP dated 4 December 2023; and
- 'Early Works' drawing (ref: L1917R-SK56-GMS02-PCH D01) prepared by Potter, Church & Holmes Architects

Summary and Conclusion

The amendments proposed in this application will result in a development that is not materially different to the approved development on-site (ref: 121252/FO/2018). The amendments proposed will improve the safety of the proposals in line with new legislation relating to fire safety which has become relevant following the grant of the approved development. The amendments will also facilitate similar fire safety improvements to an adjacent building.

The proposed amendments are all within the definition of non material changes which has been discussed and agreed in pre-application meetings with the Local Planning Authority.

The application is submitted through Planning Portal, reference PP- 12652965. Payment has been sent via Planning Portal for the sum of £234 in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Ed Britton (edbritton@deloitte.co.uk / 0161 455 6169 or Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 292 1119).

Yours sincerely



Deloitte LLP

Appendix 1 – Condition Wording Changes

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings 2142-A-L001, 2142-A-L-005, 2142-A-L-010, 2142-A-L-015, 2142-A-L-156, 2142-A-L202, 2142-A-L-400 and 2142-A-L-401 stamped as received by the City Council, as Local Planning Authority, on the 18 September 2018 PL 10 REV P9 stamped as received by the City Council, as Local Planning Authority, on the 16 November 2018 2142-A-L-105 A, 2142-A-L-106 A, 2142-A-L-107 A, 2142-A-L-108 A, 2142-A-L-112 A, 2142-A-L-113 A, 2142-A-L-114 A, 2142-A-L-125 A, 2142-A-L-126 A, 2142-A-L-127 A, 2142-A-L-128 A, 2142-A-L-130 A, 2142-A-L-154 A, 2142-A-L-155 A, 2142-A-L-200 A and 2142-A-L-203 A stamped as received by the City Council, as Local Planning Authority, on the 21 May 2019 2142-A-L-100 C, 2142-A-L-101 C, 2142-A-L-102 C , 2142-A-L-103 C, 2142-A-L-104 C, 2142-A-L-201 REV C, L1917R-SK01 (D06), L1917R-SK02 (D06), L1917R-SK03 (D06), L1917R-SK04 (D05), L1917R-SK05 (D05), L1917R-SK06 (D05), L1917R-SK07 (D05), L1917R-SK08 (D07), L1917R-SK09 (D04), L1917R-SK10 (D04), L1917R-SK11 (D04), L1917R-SK12 (D02), L1917R-SK13 (D02), L1917R-SK14 (D01), L1917R-SK15 (D01), L1917R-SK22 (D03), L1917R-SK23 (D03), L1917R-SK24 (D03), L1917R-SK25 (D03), L1917R-SK26 (D03), L1917R-SK27 (D03) and L1917R-SK28 (D03) stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020 Environmental Statement	The development hereby approved shall be carried out in accordance with the following drawings and documents: Accommodation Schedule prepared by Howells dated 15 November 2023 M&E Technical Note prepared by WSP dated 22 November 2023 Fire Statement prepared by WSP dated 4 December 2023 Drawings ‘Early Works’ drawing (ref: L1917R-SK56-GMS02-PCH D01) prepared by Potter, Church & Holmes Architects stamped as received by the City Council, as Local Planning Authority, on the [LPA TO INSERT DATE] 2142-A-L001, 2142-A-L-005, 2142-A-L-010, 2142-A-L-015, 2142-A-L-156 B, 2142-A-L202, 2142-A-L-400 and 2142-A-L-401 stamped as received by the City Council, as Local Planning Authority, on the 18 September 2018 PL 10 REV P9 stamped as received by the City Council, as Local Planning Authority, on the 16 November 2018 2142-A-L-105 C, 2142-A-L-106 C, 2142-A-L-107 C, 2142-A-L-108 C, 2142-A-L-112 C, 2142-A-L-113 C, 2142-A-L-114 C, 2142-A-L-125 C, 2142-A-L-126 C, 2142-A-L-127 C, 2142-A-L-128 C, 2142-A-L-130 C, 2142-A-L-154 C, 2142-A-L-155 C, 2142-A-L-200 A and 2142-A-L-203 A stamped as received by the City Council, as Local Planning Authority, on the 21 May 2019 2142-A-L-099 C, 2142-A-L-100 D 2142-A-L-101 D, 2142-A-L-102 D, 2142-A-L-103 D 2142-A-L-104 D, 2142-A-L-201 REV C, L1917R-	Includes reference to drawings and documents submitted with this NMA.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
	Environmental Statement comprising:	SK01 (D06), L1917R-SK02 (D06), L1917R-SK03 (D06), L1917R-SK04 (D05), L1917R-SK05 (D05), L1917R-SK06 (D05), L1917R-SK07 (D05), L1917R-SK08 (D07), L1917R-SK09 (D04), L1917R-SK10 (D04), L1917R-SK11 (D04), L1917R-SK12 (D02), L1917R-SK13 (D02), L1917R-SK14 (D01), L1917R-SK15 (D01), L1917R-SK22 (D03), L1917R-SK23 (D03), L1917R-SK24 (D03), L1917R-SK25 (D03), L1917R-SK26 (D03), L1917R-SK27 (D03) and L1917R-SK28 (D03) stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020	
	ES Volume 1 Main Text:		
-	Chapter 1 - Introduction;		
-	Chapter 2 - EIA Methodology		
-	Chapter 3 - Site and Development Description		
-	Chapter 4 - Construction Methodology and Programme	Environmental Statement	
-	Chapter 5 - Consideration of Alternatives	Environmental Statement comprising:	
-	Chapter 6 - Townscape and Visual Impact	ES Volume 1 Main Text:	
-	Chapter 7 - Built Heritage	- Chapter 1 - Introduction;	
-	Chapter 8 - Noise and Vibration	- Chapter 2 - EIA Methodology	
-	Chapter 9 - Daylight, Sunlight and Overshadowing	- Chapter 3 - Site and Development Description	
-	Chapter 10 - Transport	- Chapter 4 - Construction Methodology and Programme	
-	Chapter 11 - Flood Risk, Drainage and Water Resources	- Chapter 5 - Consideration of Alternatives	
-	Chapter 12 - Wind	- Chapter 6 - Townscape and Visual Impact	
-	Chapter 13 - Air Quality	- Chapter 7 - Built Heritage	
-	Chapter 14 - Ground Conditions	- Chapter 8 - Noise and Vibration	
-	Chapter 15 - Socio Economic	- Chapter 9 - Daylight, Sunlight and Overshadowing	
-	Chapter 16 - Climate Change	- Chapter 10 - Transport	

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
-	Chapter 17 - Human Health	- Chapter 11 - Flood Risk, Drainage and Water Resources	
-	Chapter 18 - Summary of Residual Effects	- Chapter 12 - Wind	
-	Chapter 19 - Type 1 Cumulative Impact Assessment	- Chapter 13 - Air Quality	
	stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021	- Chapter 14 - Ground Conditions	
	ES Volume 2: Technical Appendices	- Chapter 15 - Socio Economic	
-	Appendix 2.1 EIA Screening and Scoping Report	- Chapter 16 - Climate Change	
-	Appendix 6.1 Maps	- Chapter 17 - Human Health	
-	Appendix 7.1 Heritage Statement	- Chapter 18 - Summary of Residual Effects	
-	Appendix 8.1 Glossary of Terms (noise and vibration)	- Chapter 19 - Type 1 Cumulative Impact Assessment	
-	Appendix 8.2 Summary of Technical Documents (noise and vibration)	stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021	
-	Appendix 9.1 Plans BRE/28 - BRE/31	ES Volume 2: Technical Appendices	
-	Appendix 9.2 Plans BRE/64 - BRE/76	- Appendix 2.1 EIA Screening and Scoping Report	
-	Appendix 9.3 Plans BRE/32 - BRE/50	- Appendix 6.1 Maps	
-	Appendix 9.4 BRE Daylight Analysis Results	- Appendix 7.1 Heritage Statement	
-	Appendix 9.5 BRE Sunlight Analysis Results	- Appendix 8.1 Glossary of Terms (noise and vibration)	
-	Appendix 9.6 Overshadowing (Transient Shadow) Studies	- Appendix 8.2 Summary of Technical Documents (noise and vibration)	
		- Appendix 9.1 Plans BRE/28 - BRE/31	

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
-	Appendix 10.1 Transport Statement	-	Appendix 9.2 Plans BRE/64 - BRE/76
-	Appendix 10.2 Travel Plan	-	Appendix 9.3 Plans BRE/32 - BRE/50
-	Appendix 13.1 Traffic Data	-	Appendix 9.4 BRE Daylight Analysis Results
-	Appendix 13.2 Summary of modelling inputs	-	Appendix 9.5 BRE Sunlight Analysis Results
-	Appendix 13.3 Full modelling results	-	Appendix 9.6 Overshadowing (Transient Shadow) Studies
-	Appendix 14.1 Phase 1 Ground Conditions Report	-	Appendix 10.1 Transport Statement
All stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018		-	Appendix 10.2 Travel Plan
-	Appendix 11.1 Tier FRA	-	Appendix 13.1 Traffic Data
-	Appendix 11.2 WSP FRA	-	Appendix 13.2 Summary of modelling inputs
-	Appendix 11.3 WSP - Confirmation Letter regarding FRA and Drainage Strategy	-	Appendix 13.3 Full modelling results
All stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020		-	Appendix 14.1 Phase 1 Ground Conditions Report
		All stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018	
-	Appendix 2.2 List of Committed Development	-	Appendix 11.1 Tier FRA
-	Appendix 4.1 Highways and Logistic Plan	-	Appendix 11.2 WSP FRA
-	Appendix 4.2 A Framework Construction Environmental Management Plan	-	Appendix 11.3 WSP - Confirmation Letter regarding FRA and Drainage Strategy
-	Appendix 6.2 Viewpoint and townscape photographs including AVR and block images	All stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020	

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
-	Appendix 6.3 Visualization of Development Proposals	- Appendix 2.2 List of Committed Development	
-	Appendix 12.1 Wind Tunnel Testing Report	- Appendix 4.1 Highways and Logistic Plan	
-	Appendix 12.1 Wind Contour Map	- Appendix 4.2 A Framework Construction Environmental Management Plan	
	All stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021	- Appendix 6.2 Viewpoint and townscape photographs including AVR and block images	
	ES Volume 2: Non-Technical Summary stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021	- Appendix 6.3 Visualization of Development Proposals	
	Design and access statement stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020	- Appendix 12.1 Wind Tunnel Testing Report	
	Outline method statement stamped as received by the City Council as Local Planning Authority, on the 21 May 2019	- Appendix 12.1 Wind Contour Map	
	Statement of Community Consultation - prepared by Deloitte Real Estate, planning statement - prepared by Deloitte Real Estate, Ventilation Statement - prepared by WSP; Management Plan - prepared by Student Castle; Ecology Statement - prepared by ERAP; Crime Impact Statement prepared by GMP; Framework Travel Plan - prepared by SAJ; Refuse Management Plan - prepared by Student Castle, Baseline Television and Television Reception Impact Assessment - prepared by GTech and Archaeological Desk Based Assessment - prepared by Oxford Archaeology stamped as received by the City Council as Local Planning Authority, on the 18 September 2018	All stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021	
	Accommodation Schedule - prepared by Glen Howells Architect, Amenity block design justification - prepared by Glen Howells Architect, Environmental Standards Statement (inc. BREEAM Pre-Assessment) - prepared by WSP; Energy Statement - prepared by WSP; Accom, Student Wellbeing Strategy, Waste management,	ES Volume 2: Non-Technical Summary stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021	
		Design and access statement stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020	
		Outline method statement stamped as received by the City Council as Local Planning Authority, on the 21 May 2019	
		Statement of Community Consultation - prepared by Deloitte Real Estate, planning statement - prepared by Deloitte Real Estate, Ventilation Statement - prepared by WSP; Management Plan - prepared by Student Castle; Ecology Statement - prepared by ERAP; Crime Impact Statement prepared by GMP; Framework Travel Plan - prepared by SAJ; Refuse Management Plan - prepared by Student Castle, Baseline Television and Television Reception Impact Assessment - prepared by GTech and	

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	stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020 Response letters from Deloitte dated 11 January 2021 and 16 September 2020. GMS (Parking) Ltd - Affordable Rent Provision stamped as received by the City Council, as Local Planning Authority, on the 9 February 2021 Covering Letter from Deloitte, Construction Environmental Management Plan and Highways Logistics Plan (prepared by Land O'Rourke) stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021	Archaeological Desk Based Assessment - prepared by Oxford Archaeology stamped as received by the City Council as Local Planning Authority, on the 18 September 2018 Accommodation Schedule - prepared by Glen Howells Architect, Amenity block design justification - prepared by Glen Howells Architect, Environmental Standards Statement (inc. BREEAM Pre-Assessment) - prepared by WSP; Energy Statement - prepared by WSP; Accom, Student Wellbeing Strategy, Waste management, stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020 Response letters from Deloitte dated 11 January 2021 and 16 September 2020. GMS (Parking) Ltd - Affordable Rent Provision stamped as received by the City Council, as Local Planning Authority, on the 9 February 2021 Covering Letter from Deloitte, Construction Environmental Management Plan and Highways Logistics Plan (prepared by Land O'Rourke) stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021	
3	Prior to any above ground works, a radar mitigation scheme (RMS) (including a timetable for its implementation during construction) should be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented in accordance with an agreed timetable.	Prior to any above ground works (excluding demolition and works to the MSCP), a radar mitigation scheme (RMS) (including a timetable for its implementation during construction) should be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented in accordance with an agreed timetable.	The Applicant has engaged with NATS, who have confirmed that radar will not be affected where the new development is below the height of adjacent buildings. There is therefore no necessity to discharge this condition prior to the commencement of demolition or works to the MSCP.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
4	a) Prior to the commencement of the development details of a Local Benefit Proposal in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed for each phase of development, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	• a) Prior to the commencement of the development (excluding the ‘early works’ identified on drawing reference L1917R-SK56-GMS02-PCH) details of a Local Benefit Proposal in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed ~~for each phase of development~~, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	To allow commencement of ‘early works’ package, and to allow full consideration of the local benefit proposal once a main contractor is appointed. As the scheme does not include defined phases in planning terms, the reference in Part (b) is proposed to be removed.
6	(a) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by WSP (ref: 70035213-FRA-001 dated 11/0/18) and the mitigation measures detailed within section 8 of the FRA stamped as received by the City Council, as Local	(a) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by WSP (ref: 70035213-FRA-001 dated 11/0/18) and the mitigation measures detailed within section 8 of the FRA stamped as received by the City Council, as Local	To clarify what constitutes first occupation of the development.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
	Planning Authority, on the 13 September 2018 (and update letter dated 18 September 2020: (b)The mitigation measures hereby approved shall be implemented prior to the first occupation of the development and a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.	Planning Authority, on the 13 September 2018 (and update letter dated 18 September 2020: (b)The mitigation measures hereby approved shall be implemented prior to the first occupation of the development (excluding the continued use of the MSCP) and a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.	
7	(a) Prior to any above ground works, details of the disposal of foul and surface water from the development shall be submitted for approval. This is shall including details of any potential impacts on the River Medlock and appropriate mitigation. (b) The approved details shall be implemented in full prior to the first occupation of the student accommodation element of the development and a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved detail.	(a) Prior to any above ground works (excluding demolition), details of the disposal of foul and surface water from the development shall be submitted for approval. This shall include details of any potential impacts on the River Medlock and appropriate mitigation. (b) The approved details shall be implemented in full prior to the first occupation of the student accommodation element of the development and a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved detail.	To clarify what constitutes above ground works and clarify the wording.
8	Notwithstanding the Flood Risk Assessment (FRA) and drainage report by WSP (ref: 70035213-FRA-001 dated 11/0/18) and the mitigation measures detailed within section 8 of the FRA stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018 (and update letter dated 18 September 2020), (a), the development shall not commence (excluding demolition) until a scheme for the drainage of surface water for the new development shall be submitted for	Notwithstanding the Flood Risk Assessment (FRA) and drainage report by WSP (ref: 70035213-FRA-001 dated 11/09/18) and the mitigation measures detailed within section 8 of the FRA stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018 (and update letter dated 18 September 2020), (a), the development shall not commence (excluding demolition) until a scheme for the drainage of surface water for the new development shall be submitted for	To clarify the reference to the approved documentation on the decision notice. As the scheme does not include defined phases in planning terms, the reference in Part (b) is proposed to be removed. Part (c) - To clarify what constitutes first occupation of the development.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
	approval in writing by the City Council as the Local Planning Authority. This shall include: - 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; - 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 climate change in any part of a building; - 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; - Hydraulic calculation of the proposed drainage system for 1 in 2, 1 in 30, 1 in 100 and 1 in 100 + 40% climate change; - Construction details of flow control and SuDS elements. (b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale. (c) Prior to the first occupation of the development a verification report shall be submitted, including relevant	approval in writing by the City Council as the Local Planning Authority. This shall include: - 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; - 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 climate change in any part of a building; - 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; - Hydraulic calculation of the proposed drainage system for 1 in 2, 1 in 30, 1 in 100 and 1 in 100 + 40% climate change; - Construction details of flow control and SuDS elements. (b) The ~~phase~~ development shall then be constructed in accordance with the approved details, within an agreed timescale. (c) Prior to the first occupation of the development (excluding the continued use of the MSCP) a verification report shall be submitted, including relevant photographic evidence, that the	

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
	photographic evidence, that the scheme has been implemented in accordance with the previously approved details.	scheme has been implemented in accordance with the previously approved details.	
9	Notwithstanding the preliminary risk assessment (Great Marlborough Street) prepared by Tier Consult (ref. T/14/1396/PGIR) (Dated 11/09/18) stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018, (a) prior to the commencement of the development (excluding demolition), the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: - Provision of the calibration certificate(s) for the gas monitoring equipment to cover the whole monitoring period; - Provision of findings of any further site investigations to support the preliminary investigations; - Submission of an updated Risk Assessment and Remediation Strategy in required. b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of the development. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development at the affected	Notwithstanding the preliminary risk assessment (Great Marlborough Street) prepared by Tier Consult (ref. T/14/1396/PGIR) (Dated 11/09/18) stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018, (a) prior to the commencement of the development (excluding demolition), the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: - Provision of the calibration certificate(s) for the gas monitoring equipment to cover the whole monitoring period; - Provision of findings of any further site investigations to support the preliminary investigations; - Submission of an updated Risk Assessment and Remediation Strategy in required. b) When the development commences (excluding demolition), the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of the student accommodation element of the development. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the	To ensure consistency in the time trigger throughout the condition. To clarify what constitutes first occupation of the development.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
	area shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.	development is occupied, then development at the affected area shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.	
11	Notwithstanding highways logistics plan stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021, prior to the commencement of the development a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the construction management plans shall include: - Display of an emergency contact number; - Measures to protect the River Medlock from spillages, dust and debris; - Communication strategy with residents; - Tower Crane Strategy;	a) Notwithstanding highways logistics plan stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021, prior to the commencement of the 'early works' identified on drawing reference: L1917R-SK56-GMS02-PCH, a detailed construction management plan outlining working practices for the 'early works' shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the early works construction management plans shall include: - Display of an emergency contact number; - Communication strategy with residents; - Dust suppression measures including sheeting of construction vehicles; - Compound and hoarding locations where relevant;	Additional Part (a) added define scope of CMP associated with the 'early works' package.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
	- Temporary pedestrian and vehicular access arrangement to the Multi-Storey Car Park (including disabled access); - Details of Wheel Washing; - Dust suppression measures; - Compound and hoarding locations where relevant; - Location, removal and recycling of waste; - Routing strategy and swept path analysis; - Parking of construction vehicles and staff; and - Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.	- Location, removal and recycling of waste (including transfer from the site to the vehicle); - Measures to protect the River Medlock from spillages, dust and debris; and - Parking of construction vehicles and staff. b) Notwithstanding highways logistics plan stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021, prior to the commencement of the development (excluding the 'early works' identified on drawing reference: L1917R-SK56-GMS02-PCH), a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the construction management plans shall include: - Display of an emergency contact number; - Measures to protect the River Medlock from spillages, dust and debris; - Communication strategy with residents; - Tower Crane Strategy; - Temporary pedestrian and vehicular access arrangement to the Multi-Storey Car Park (including disabled access); - Details of Wheel Washing; - Dust suppression measures;	

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
		- Compound and hoarding locations where relevant; - Location, removal and recycling of waste; - Routing strategy and swept path analysis; - Parking of construction vehicles and staff; - Sheeting over of construction vehicles; and - building and site lighting scheme for the illumination of external areas from the period between dusk and dawn for the construction phase of the development, including for the continued use of the MSCP, and a programme for its implementation. The approved construction phase scheme shall be implemented in accordance with the agreed programme. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.	
13	Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.	Prior to the first occupation of the development (excluding the continued use of the MSCP) hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for that phase shall be submitted	To clarify what constitutes the first occupation of the development, considering continued use of MSCP throughout construction.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
	For the avoidance of doubt the scheme shall include the following: - Verification report providing photographic evidence of construction; and - Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. - evidence that there will be no impact on the River Medlock from the disposal of water from the development. The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.	for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the scheme shall include the following: - Verification report providing photographic evidence of construction; and - Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. - evidence that there will be no impact on the River Medlock from the disposal of water from the development. The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.	As the scheme does not include defined phases in planning term, the reference is proposed to be removed.
15	(a) prior to the first occupation of the development hereby approved details of a hard and soft landscaping scheme (including appropriate materials specifications and street trees) for the public realm area shall be submitted for approval in writing by the City Council as Local Planning Authority. (b) The approved scheme shall be implemented prior to the first occupation of the development.	(a) prior to the first occupation of the development (excluding the continued use of the MSCP) hereby approved details of a hard and soft landscaping scheme (including appropriate materials specifications and street trees) for the public realm area shall be submitted for approval in writing by the City Council as Local Planning Authority. (b) The approved scheme shall be implemented prior to the first occupation of the development (excluding the continued use of the MSCP).	To clarify what constitutes the first occupation of the development, considering continued use of MSCP throughout construction.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
16	Prior to the first occupation of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.	Prior to the first occupation of the development (excluding the continued use of the MSCP) hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.	To clarify what constitutes the first occupation of the development, considering continued use of MSCP throughout construction.
17	(a) Prior to the occupation of the 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. (b) The approved scheme shall be implemented and prior to the first occupation of the development a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	(a) Prior to the ~~occupation of the development hereby approved, details installation~~ of any externally mounted ancillary plant, equipment and servicing, details 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. (b) The approved scheme shall be implemented ~~and prior to the first occupation of the development~~ and following installation a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post ~~completion~~ installation testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	To clarify the time trigger for submitting details, considering continued use of MSCP throughout construction..

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
22	The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of the development, full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.	The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of the development (excluding the continued use of the MSCP), full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the development (excluding the continued use of the MSCP) and shall remain in operation for so long as the development is occupied.	To clarify what constitutes the first occupation of the development, considering continued use of MSCP throughout construction.. For completeness the requirement for construction lighting has been included in Condition 11.
27	The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of the development the Council as Local Planning Authority must acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.	The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018. The development shall only be carried out in accordance with these approved details. Prior to the completion of the MSCP works ~~first occupation of the development~~ the Council as Local Planning Authority must acknowledged in writing that it has received written confirmation of a Secured by Design accreditation for the MSCP. Prior to the occupation of the student accommodation, the Council as Local Planning Authority must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation for the development.	To clarify what constitutes the first occupation of the development in the context of the Secured by Design accreditation for the MSCP and student accommodation, and considering continued use of MSCP throughout construction.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
28	The development hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020. In this condition a Travel Plan means a document which includes: i) the measures proposed to be taken to reduce dependency on the private car by those living at the development; ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time iii) mechanisms for the implementation of the measures to reduce dependency on the private car iv) measures for the delivery of specified Travel Plan services v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.	The development hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020. In this condition a Travel Plan means a document which includes: iii) the measures proposed to be taken to reduce dependency on the private car by those living at the development; iv) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time iii) mechanisms for the implementation of the measures to reduce dependency on the private car vi) measures for the delivery of specified Travel Plan services vii) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car Within six months of the first use of the ~~development~~ student accommodation, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.	Considering the MSCP will be operational throughout, the condition only relates to the new trip generating uses. The proposed amendment provides clarification in this respect.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
31	Prior to the first use of the modified multi storey car park hereby approved, final details of the layout of the car park, pedestrian and vehicular access (including disabled access) and security measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include dimensions of the parking bays, details of measures to segregate vehicles from pedestrians (at the entrance to the car park and within the car park itself), number and location of disabled parking bays, location of a minimum of 20% 7kw electric vehicle charging points, details of CCTV provision and any other security measures.	Prior to the commencement of the development (excluding the 'early works' identified on drawing reference: L1917R-SK56-GMS02-PCH) ~~first use of the modified multi storey car park~~ hereby approved, final details of the layout of the car park, pedestrian and vehicular access (including disabled access) and security measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include dimensions of the parking bays, details of measures to segregate vehicles from pedestrians (at the entrance to the car park and within the car park itself), number and location of disabled parking bays, location of a minimum of 20% 7kw electric vehicle charging points, details of CCTV provision and any other security measures.	To modify the time trigger to allow the commencement of early works, as identified on the submitted drawing, and give sufficient time to fully develop the layout of the car park through the detailed design stage.
35	Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before each phase is occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.	Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 13 September 2018, within one month of the practical completion of the development (excluding the continued use of the MSCP), and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out ~~either before each phase is first occupied or~~ within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.	To clarify what constitutes the first occupation of the development, considering continued use of MSCP throughout construction. As the scheme does not include defined phases in planning terms, the reference to phase is removed.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
38	Prior to the first operation of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.	Prior to the ~~development~~ completion of the MSCP works first operation of the building hereby approved a signage strategy for the entire development and a programme for its implementation shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented in accordance with the programme and used to inform any future advertisement applications for the building.	Proposed amendment reflects the continued use of MSCP throughout construction.
39	Prior to the first occupation of the development hereby approved, details of scheme to extract fumes, vapours and odours from the development 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 the development and thereafter retained and maintained in situ.	Prior to the first occupation of the ~~development~~ student accommodation and SME Incubator Space hereby approved, details of a scheme to extract fumes, vapours and odours from the development 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 the development and thereafter retained and maintained in situ.	The scheme to extract fumes, vapours and odours will only relate to the new build element of the proposals, as the approved MSCP is naturally ventilated.
40	Prior to the occupation of the development, a scheme for the provision of affordable rental accommodation as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable accommodation shall be provided in accordance with the approved scheme and the affordable rent provision strategy stamped as received by the City Council, as Local Planning Authority, on the 8 February 2021. The affordable rent provision shall be implemented as part of the development and thereafter retained in perpetuity.	Prior to the occupation of the ~~development~~ student accommodation, a scheme for the provision of affordable rental accommodation as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable accommodation shall be provided in accordance with the approved scheme and the affordable rent provision strategy stamped as received by the City Council, as Local Planning Authority, on the 8 February 2021. The affordable rent provision shall be implemented as part of the development and thereafter retained in perpetuity.	The scheme for the provision of affordable rental accommodation will only relate to the PBSA element of the proposals.

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
41	Prior to the first occupation of the development hereby approved, details of the renewable electricity energy contractor for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority in line with the Energy Statement prepared by WSP stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020. Any subsequent energy contract related to the building must also supply 100% renewable energy shall then be as part of the development and thereafter retained and maintained for as long as the development remains in use, in accordance with the approved Energy Strategy.	Prior to the completion of the MSCP works ~~first occupation of the development~~ hereby approved, details of the renewable electricity energy contractor for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority in line with the Energy Statement prepared by WSP stamped as received by the City Council, as Local Planning Authority, on the 18 September 2020. Any subsequent energy contract related to the development building must also supply 100% renewable energy and shall ~~then be as part of the development and~~ thereafter be retained and maintained for as long as the development remains in use, in accordance with the approved Energy Strategy.	Proposed amendment reflects the continued use of MSCP throughout construction.
44	Prior to the works commencing on the demolition and remodelling of the Multi Storey Car Park (MSCP) and construction works hereby approved, a management strategy to ensure the car park remains operational and available at all times for the duration of the demolition, remodelling and construction works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This strategy shall include temporary vehicle and pedestrian access arrangements (including disabled access) to ensure safe and unimpeded access to the car park at all times together with a communication strategy with car park users to outline any circumstances which may arise which would result in unavoidable restriction of access to the car park, on the grounds of safety only. Restricted access should be kept to an absolute minimum. The management strategy shall be implemented and remain in place for the duration of the demolition, remodelling and construction works.	(a) prior to the commencement of the ‘early works’ as identified on plan ref L1917R-SK56-GMS02-PCHa management strategy to ensure the car park remains operation operational and available at all times for the duration of the demolition, remodelling and construction works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This strategy shall include temporary vehicle and pedestrian access arrangements (including disabled access) to ensure safe and unimpeded access to the car park at all times together with a communication strategy with car park users to outline any circumstances which may arise which would result in unavoidable restriction of access to the car park, on the grounds of safety only. Restricted access should be kept to an absolute minimum. The management strategy shall be implemented and remain in place for the duration of the demolition, remodelling and construction works.	Additional Part (a) added to refer to ‘early works’.. Clarification in new part (b) of the time trigger to exclude the early works as separately approved through part (a)

No.	Existing condition wording	Proposed condition wording (amendments in bold)	Reason for Change
		(b) Prior to the works commencing on the demolition and remodelling of the Multi Storey Car Park (MSCP) and construction works hereby approved (excluding the 'early works'), a management strategy to ensure the car park remains operational and available at all times for the duration of the demolition, remodelling and construction works (excluding the 'early works') shall be submitted for approval in writing by the City Council, as Local Planning Authority. This strategy shall include temporary vehicle and pedestrian access arrangements (including disabled access) to ensure safe and unimpeded access to the car park at all times together with a communication strategy with car park users to outline any circumstances which may arise which would result in unavoidable restriction of access to the car park, on the grounds of safety only. Restricted access should be kept to an absolute minimum. The management strategy shall be implemented and remain in place for the duration of the demolition, remodelling and construction works (excluding the 'early works').	

Appendix B – Drawing References

Approved Drawing Reference	Proposed Drawing Reference
New Drawing	2142-A-L-099 Rev C – Proposed Basement Level
2142-A-L-100 Rev C – Proposed Ground Floor Level	2142-A-L-100 Rev D – Proposed Ground Floor Level
2142-A-L-101 Rev C – Proposed 1 st Floor Level	2142-A-L-101 Rev D – Proposed 1 st Floor Level
2142-A-L-102 Rev C – Proposed 2 nd Floor Level	2142-A-L-102 Rev D – Proposed 2 nd Floor Level
2142-A-L-103 Rev C – Proposed 3 rd Floor Level	2142-A-L-103 Rev D – Proposed 3 rd Floor Level
2142-A-L-104 Rev C – Proposed 4 th Floor Level	2142-A-L-104 Rev D – Proposed 4 th Floor Level
2142-A-L-105 Rev A – Proposed 5 th Floor Level	2142-A-L-105 Rev C – Proposed 5 th Floor Level
2142-A-L-106 Rev A – Proposed 6 th Floor Level	2142-A-L-106 Rev C – Proposed 6 th Floor Level
2142-A-L-107 Rev A – Proposed 7 th , 9 th , 11 th floor level	2142-A-L-107 Rev C – Proposed 7 th , 9 th , 11 th floor level
2142-A-L-108 Rev A – Proposed 8 th 10 th floor level	2142-A-L-108 Rev C – Proposed 8 th 10 th floor level
2142-A-L-112 Rev A – Proposed 12 th Floor Level	2142-A-L-112 Rev C – Proposed 12 th Floor Level
2142-A-L-113 Rev A – Proposed 13, 15, 17, 19, 21, 23 Floor Level	2142-A-L-113 Rev C – Proposed 13, 15, 17, 19, 21, 23 Floor Level
2142-A-L-114 Rev A – Proposed 14, 16, 18, 20, 22, 24 Floor Level	2142-A-L-114 Rev C – Proposed 14, 16, 18, 20, 22, 24 Floor Level
2142-A-L-125 Rev A – Proposed 25 th Floor Level	2142-A-L-125 Rev C – Proposed 25 th Floor Level
2142-A-L-126 Rev A – Proposed 26 th Floor Level	2142-A-L-126 Rev C – Proposed 26 th Floor Level
2142-A-L-127 Rev A – Proposed 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53 Floor Level	2142-A-L-127 Rev C – Proposed 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53 Floor Level
2142-A-L-128 Rev A – Proposed 28 th Floor Level	2142-A-L-128 Rev C – Proposed 28 th Floor Level
2142-A-L-130 Rev A – Proposed 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52 Floor Level	2142-A-L-130 Rev C – Proposed 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52 Floor Level
2142-A-L-154 Rev A – Proposed 54 th Floor Level	2142-A-L-154 Rev C – Proposed 54 th Floor Level
2142-A-L-155 Rev A – Proposed 55 th Floor Level	2142-A-L-155 Rev C – Proposed 55 th Floor Level
2142-A-L-156 Rev A – Proposed Roof Plan	2142-A-L-156 Rev B – Proposed Roof Plan