

Our Ref: 04C100756
Your Ref: 136814/FO/2023

29 August 2023

Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
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Manchester
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Dear Jennifer

FULL PLANNING APPLICATION (136814/FO/2023) FOR PLOTS NT02-04 FOR RESIDENTIAL-LED MIXED USE DEVELOPMENT AT PLOTS NT02-NT04, RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER

On behalf of our client, Northern Gateway (FEC) No.11 Limited, as requested please find enclosed revised plans addressing revisions to the materials and minor internal changes in relation to the full planning application (136812/OO/2023) for residential-led mixed use development at plots NT02-NT04, Red Bank Neighbourhood, Victoria North.

MATERIAL CHANGES

Discussions have been held between the Applicant, Architects and Case Officer to agree the proposed materials for the window frames, metal panels and balconies on the clubhouse (plot NT02) and masonry buildings (on plots NT03 and NT04).

The schedule enclosed within this letter details which plans have been updated to address the associated changes to the materials.

The changes shown on the drawings do not affect the conclusions of the TVIA reported in the Environmental Statement (ES). While there would be subtle changes to the buildings as a result of the changes set out, these changes primarily affect details such as windows/door/vents/railings. Such details have formed part of the assessment of impacts reported in the ES but they do not affect the overall massing and scale and visibility of the buildings. As a result no changes are required to the assessment of townscape and visual effects set out in the ES and the assessment reported in the ES remains valid.

MINOR INTERNAL CHANGES

A wall is shown between staircases in M3, separating lower ground to intermediate (egress) level stair from intermediate (egress) to upper residential levels stair.

The schedule enclosed within this letter details which plan has been updated to address this.

SCHEDULE OF UPDATED SUBMISISON PLANS IN RESPONSE TO COMMENTS RECEIVED FROM HSE AND MCC

Plan	Reference	Previous Revision	New Revision	Change
NT02-NT03- Proposed GA Plans (prepared by Hawkins Brown)				
Intermediate Floor	RDB-HBA-2X-IT-DR-AR-080099	P06	P07	A wall is shown between staircases in M3, separating lower ground to intermediate (egress) level stair from intermediate (egress) to upper residential levels stair.
NT02-NT03- Proposed GA Elevations (prepared by Hawkins Brown)				
Clubhouse Elevations	RDB-HBA-2X-ZZ-DR-AR-080210	P04	P06	In response to comments received from MCC, material annotations to GA elevations updated for brick buildings: Perforated panels anodised aluminium; PPC, Special, or Anodic-finish to window/door frames and balcony elements, steel railing to balconies to colour match balconies. Clubhouse metal elements anodised aluminium. (Annotations numbers: 4, 6, 7, 18, 19, 20, 29, 30, and 31)
Tower 1 North and East	RDB-HBA-2X-ZZ-DR-AR-080211	P02	P04	
Tower 1 West and South	RDB-HBA-2X-ZZ-DR-AR-080212	P02	P04	
Tower 2 North and East	RDB-HBA-2X-ZZ-DR-AR-080213	P02	P04	
Tower 2 West and South	RDB-HBA-2X-ZZ-DR-AR-080214	P02	P04	
Tower 3 North and East	RDB-HBA-2X-ZZ-DR-AR-080215	P03	P05	
Tower 3 West and South	RDB-HBA-2X-ZZ-DR-AR-080216	P03	P05	
Midrise 3 North and East	RDB-HBA-2X-ZZ-DR-AR-080217	P02	P04	
Midrise West and South	RDB-HBA-2X-ZZ-DR-AR-080218	P02	P04	
NT02-NT03- Bay Studies (Hawkins Brown)				
Tower 1- Base	RDB-HBA-2B-ZZ-DR-AR-080250	P02	P04	In response to comments received from MCC, material annotations to bay studies updated for brick buildings: Perforated panels anodised aluminium; PPC, Special, or Anodic-finish to window/door frames and balcony elements, steel railing to balconies to colour match balconies. Clubhouse
Tower 1 Crown	RDB-HBA-2X-ZZ-DR-AR-080251	P03	P05	
Clubhouse- Lower Levels	RDB-HBA-2B-ZZ-DR-AR-080252	P02	P04	
Clubhouse- Upper Levels	RDB-HBA-2B-ZZ-DR-AR-080253	P02	P04	
Tower 2- Base	RDB-HBA-2C-ZZ-DR-AR-080254	P02	P04	
Tower 2- Upper Level	RDB-HBA-2C-ZZ-DR-AR-080255	P03	P05	

Midrise 3- Base	RDB-HBA-2C-ZZ-DR-AR-080256	P02	P04	metal elements anodised aluminium. (Annotations numbers: 4, 6, 7, 18, 19, 20, 29, 30, and 31)
Midrise 3- Upper Levels	RDB-HBA-2C-ZZ-DR-AR-080257	P02	P04	
Tower 3- Base	RDB-HBA-2C-ZZ-DR-AR-080258	P02	P04	
Tower 3- Crown	RDB-HBA-2C-ZZ-DR-AR-080259	P02	P04	
NT04- Proposed GA Elevations (Maccreanor Lavington)				
Travis Square	RDB-MLA-2D-XX-DR-AR-01331001	P0	P1	In response to comments received from MCC, materials in GA elevations updated: Perforated panels anodised aluminium; PPC, Special, or Anodic-finish to windows, door frames and balcony elements; steel railing to balconies to colour match balconies. Ventilation above windows removed and relocated to window soffits / air bricks.
Dantzic Street	RDB-MLA-2D-XX-DR-AR-01331002	P0	P1	
Dalton Street	RDB-MLA-2D-XX-DR-AR-01331003	P0	P1	
Dulwich Street	RDB-MLA-2D-XX-DR-AR-01331004	P0	P1	
Courtyard SE	RDB-MLA-2D-XX-DR-AR-01331005	P0	P1	
Courtyard NW	RDB-MLA-2D-XX-DR-AR-01331006	P0	P1	
Courtyard NE	RDB-MLA-2D-XX-DR-AR-01331007	P0	P1	
Courtyard SW	RDB-MLA-2D-XX-DR-AR-01331008	P0	P1	
NT04- Bay Studies (Maccreanor Lavington)				
1A Tower Base	RDB-MLA-2D-XX-DR-AR-01431001	P0	P1	In response to comments received from MCC, material annotations to Bay Studies updated: Perforated panels anodised aluminium; PPC, Special, or Anodic-finish to window, door frames and balcony elements; steel railing to balconies to colour match balconies. Ventilation above windows removed and relocated to window soffits / air bricks.
1B Tower Top	RDB-MLA-2D-XX-DR-AR-01431002	P0	P1	
2A Dantzic Street Base	RDB-MLA-2D-XX-DR-AR-01431003	P0	P1	
2B Dantzic Street Top	RDB-MLA-2D-XX-DR-AR-01431004	P0	P1	
3A Tails and Courtyard Base	RDB-MLA-2D-XX-DR-AR-01431005	P0	P1	
3B Tails and Courtyard Top	RDB-MLA-2D-XX-DR-AR-01431006	P0	P1	

CONCLUSION

We trust the responses set out about and the additional information enclosed is sufficient to address the comments of officers and consultees referenced above.

Should you have any queries or wish to discuss any of the information provided with this letter then please do not hesitate to contact me.



Yours sincerely

Ed Harvey

A handwritten signature in black ink that reads "E. Harvey". The signature is written in a cursive style with a large, stylized 'E' and a long, sweeping tail.

Associate Director

For and on behalf of Avison Young (UK) Limited