

22 August 2023

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

FAO Jennifer Atkinson

Dear Jennifer

**Former Boddingtons Brewery Site, Dutton Street, Manchester – Section 96A (Non-Material Amendment)
Application to Planning Permission Reference 118831/FO/2018**

Please find enclosed an application for a non-material amendment to Planning Permission ref. 118831/FO/2018 in accordance with Section 96A of the Town and Country Planning Act 1990.

The application relates to the Former Boddingtons Brewery Site and the applicant is Salboy Ltd.

Background

The planning permission on site, as stated on the decision notice is as follows:

“Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works.”

A non-material amendment (Ref. 132287/NMC/2021) was then approved in relation to the scheme in November 2021 which allowed for the trigger points of eight pre-commencement conditions to be amended. These facilitate a discrete area of public realm works, known as the ‘Top Platform’, which supports the opening and full operation of the adjacent Manchester College scheme.

Following this and the approval of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022. A further application to discharge the pre-commencement conditions for the remainder of the site was submitted in March 2023 (Ref. CDN/23/0215) and approved in June 2023.

A non-material amendment (Ref. 137321/NMC/2023) was approved in June 2023 to amend condition 6a to allow early enabling works to begin prior to the drainage install being submitted. To ensure the development work is on programme and prevent unnecessary delays.

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In June 2023, a further condition discharge application (CND/23/0398) was submitted in relation to site investigation and is currently awaiting determination. Deloitte is continuing to work with Manchester City Council (MCC) to agree discharge of these conditions. Discharge of this final condition will allow for construction to commence on the approved development, delivering this important regeneration project in a rapidly changing part of the city.

This application is submitted following an initial meeting with the Local Planning Authority on 24 February 2023 and subsequent email correspondence on 26 July 2023. Where it was agreed the proposed changes were acceptable in principle, and could be progressed via a Section 96a application.

Proposed Non-Material Amendments

The applications seek amendments to the wording of Condition 3, 18, 22, 26, 28, 29, 30, 35, 36, 41 and 42 on the planning permission (Ref. 118831/FO/2018) to reflect updated drawings that supersede those previously approved. The proposed condition wording can be found in Appendix A.

The proposed amendments to the internal layout are brought forward in response to changes in the Building Safety Act 2022, which now require a secondary staircase for increased health and safety in buildings. This revised design has had consequent changes on the buildings' elevations in some areas.

An overview of the proposed design changes is set out below. They include a secondary staircase, internal apartment layout and mix, change of penthouses to individual units and resize of inset terraces. For further details on these changes, please refer to design document "Proposed Floorplate and Façade Amendments" prepared by Studio Power.

Secondary Staircase

As referenced above, a secondary staircase is proposed in order to be compliant with recent changes in the building regulations for all new building over 18 meters in height. The changes follow the landmark Building Safety Act 2022, which the Government brought forward to ensure the first priority of buildings is to keep people safe.

After the Government consulted in early 2023 on its plan to mandate a second staircase in buildings over 30 metres in height. It was confirmed in the Department for Levelling Up, Housing and Communities (DLUHC) statement published on 24 July 2023 to mandate second staircases in new residential buildings above 18m, following confirmation from expert bodies that this revised threshold is deemed acceptable.

Apartment internal layout reconfiguration

As part of introducing a secondary staircase, the reconfiguration of the internal apartment layout is required. All proposed reconfiguration is within National Design Space Standards (NDSS) to ensure the comfort of residents. The internal layout reconfiguration will require the repositioning of the windows of the affected apartments.

Amendment to apartment mix (3 beds into 2 beds)

Twenty, 3-bed apartments are proposed to be replaced with 2-bed apartments. This supports the revised floor layout, incorporating the new staircase whilst maintaining apartment sizes that meet or exceed NDSS, an increased amount of residents' amenity space to create a more liveable and attractive accommodation, and responding to the Applicant's analysis of market demand in this part of the city centre. The overall number of apartments is unchanged.

Table 1: Apartment mix

	Approved	Proposed
1 - bed	178	n/a
2 - bed	290	312
3 - bed	86	66
4 - bed (penthouse)	2	0

Change of penthouses to individual units

There is a proposed change of the penthouse apartments to 3-bed apartments, which is contributed to current market conditions regarding selling penthouses. This would result in zero 4-bed apartments and sixty-six 3-bed apartments. Whilst there will be no change to overall unit numbers, it is anticipated that the penthouses will be more desirable to residents as 3-bed apartments.

Repositioning and resizing of inset terraces

As a result of the above proposed changes, this will lead to the required repositioning and resize of inset terraces. There is to be no change to the materiality.

Summary

The full proposed revised wording of Condition 3, 18, 22, 26, 28, 29, 30, 35, 36, 41 and 42 attached to planning permission (ref. 118831/FO/2018), are set out in Appendix A of this letter for completeness and a schedule of proposed drawings are provided in Appendix B.

In addition to this covering letter, the application submission comprises the completed Application Forms; supporting planning drawings to supersede those listed in Appendix A and B; 'Brewery Gardens Proposed Amendments' and 'Proposed Floorplate and Façade Amendments' prepared by Studio Power.

The application fee to Manchester City Council for £234 has been provided via the Planning Portal (PP-12357271).

On the basis of the information submitted, we seek your formal agreement that the proposed amendment to the wording of this condition is acceptable and can be dealt with as a non-material amendment.

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

Yours sincerely

Deloitte LLP

Deloitte LLP

Enc.

Appendix A – Condition Wording

Condition 3

The wording of condition 3 attached to planning permission (ref. 118831/FO/2018), as amended by Non-Material Amendment (ref. 132287/NMC/2021) approved in November 2021 to impose phasing, is currently as follows:

“The development hereby approved shall be carried out in accordance with the following drawings and documents Drawings: A2943 100 R1, A2943 120 R1, A2943 121 R1, A2943 150 R1, A2943 198 R16, A2943 199 R16, A2943 200 R16, A2943 201 R16, A2943 202 R16, A2943 203 R15, A2943 204 R14, A2943 205 R14, A2943 206 R14, A2943 207 R14, A2943 208 R14, A2943 209 R14, A2943 210 R14, A2943 211 R15, A2943 212 R14, A2943 213 R14, A2943 214 R14, A2943 215 R14, A2943 216 R14, A2943 217 R14, A2943 218 R14, A2943 219 R14, A2943 220 R14, A2943 221 R14, A2943 222 R14, A2943 223 R11, A2943 224 R12, A2943 225 R10, A2943 226 R10, A2943 300 R7, A2943 301 R5, A2943 302 R5, A2943 303 R5, A2943 304 R5, A2943 305 R5, A2943 400 R8, A2943 401 R8, A2943 402 R8, A2943 403 R8, A2943 410 R7, A2943 411 R7, A2943 412 R7, A2943 413 R7, A2943 414 R7, A2943 415 R7, A2943 420 R7, A2943 421 R7, A2943 422 R7, A2943 423 R7, A2943 424 R7, A2943 425 R7, A2943 500 R1 and A2943 501 R1 all stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, as superseded as relevant to each phase through the following plans 273-LYR-XX-ZZ-DWG-L-1002 (Boddingtons Green Strip Phase 2); 273-LYR-01-02-DWG-L-1002 (Phase 1 Platform Works Zoom in GA); 273-LYR-01-02-DWG-L-1001 (Phase 1 Platform Works Landscape GA) related to the Top Platform works phase defined by Condition 2. Supporting Information Environmental Statement (including the following documents, construction management and phasing, socio-economic, townscape and visual impact, archaeology and visual impact, noise and vibration, transport, air quality, water resources, sunlight, daylight and overshadowing and wind microclimate), design and access statement prepared by Assael, planning and tall building statement prepared by Deloitte Real Estate, public realm and landscaping strategy prepared by Urban, Environmental Standards statement prepared by Hilson Moran, Statement of Consultation prepared by Deloitte Real Estate, phase 1 desk based ground conditions report prepared by Wardell Armstrong, Ecological Assessment prepared by Wardell Armstrong, Arboricultural assessment prepared by Wardell Armstrong, Crime Impact Statement (version A) prepared by Design for Security at Greater Manchester Police, Ventilation strategy prepared by Hilson Moran, TV reception study prepared by Hilson Moran, residential management statement prepared by Urban Bubble and commercial strategy prepared by Future City all stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018.”

The proposed condition 3 wording attached to planning permission (ref. 118831/FO/2018), is as follows:

*“The development hereby approved shall be carried out in accordance with the following drawings and documents
Drawings: A2943 100 R1A2943 120 R1; A2943 121 R1; A2943 150 R1; 0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan; 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan; 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks; 0022-SP-ZZ-01-DR-A-0301-P1-First Floor Plan; 0022-SP-ZZ-02-DR-A-0302-P1-Second Floor Plan; 0022-SP-ZZ-03-DR-A-0303-P1-Third Floor Plan; 0022-SP-ZZ-04-DR-A-0304-P1-Fourth Floor Plan; 0022-SP-ZZ-05-DR-A-0305-P1-Fifth Floor Plan; 0022-SP-ZZ-06-DR-A-0306-P1-Sixth Floor Plan; 0022-SP-ZZ-07-DR-A-0307-P1-Seventh Floor Plan; 0022-SP-ZZ-08-DR-A-0308-P1-Eighth Floor Plan; 0022-SP-ZZ-09-DR-A-0309-P1-Ninth Floor Plan; 0022-SP-ZZ-10-DR-A-0310-P1-Tenth Floor Plan; 0022-SP-ZZ-11-DR-A-0311-P1-Eleventh Floor Plan; 0022-SP-ZZ-12-DR-A-0312-P1-Twelfth Floor Plan; 0022-SP-ZZ-13-DR-A-0313-P1-Thirteenth Floor Plan; 0022-SP-ZZ-14-DR-A-0314-P1-Fourteenth Floor Plan; 0022-SP-ZZ-15-DR-A-0315-P1-Fifteenth Floor Plan; 0022-SP-ZZ-16-DR-A-0316-P1-Sixteenth Floor Plan; 0022-SP-ZZ-17-DR-A-0317-P1-Seventeenth Floor Plan; 0022-SP-ZZ-18-DR-A-0318-P1-Eighteenth Floor Plan; 0022-SP-ZZ-19-DR-A-0319-P1-Nineteenth Floor Plan; 0022-SP-ZZ-20-DR-A-0320-P1-Twentieth Floor Plan; 0022-SP-ZZ-21-DR-A-0321-P1-Twenty-First Floor Plan; 0022-SP-ZZ-22-DR-A-0322-P1-Twenty-Second Floor Plan; 0022-SP-ZZ-23-DR-A-0323-P1-Twenty-Third Floor Plan; 0022-SP-ZZ-24-DR-A-0324-P1-Twenty-Fourth Floor Plan; 0022-SP-ZZ-25-DR-A-0325-P1-Twenty-Fifth Floor Plan; 0022-SP-ZZ-RF-DR-A-2700-P1-Roof Plan; 0022-SP-ZZ-XX-DR-A-0400-P1-Building A Section AA; 0022-SP-ZZ-XX-DR-A-0401-P1-Building A Section BB; 0022-SP-ZZ-XX-DR-A-0402-P1-Building B & C Section CC; 0022-SP-ZZ-XX-DR-A-0403-P1-Building D & E Section DD; 0022-SP-ZZ-XX-DR-A-0404-P1-Building B & Commercial Units Section EE 0022-SP-ZZ-XX-DR-A-0405-P1-Building E & Commercial Units Section FF; 0022-SP-ZZ-XX-DR-A-0500-P1-Building A North Elevation; 0022-SP-ZZ-XX-DR-A-0501-P1-Building A East Elevation; 0022-SP-ZZ-XX-DR-A-0502-P1-Building A South Elevation; 0022-SP-ZZ-XX-DR-A-0503-P1-Building A West Elevation; 0022-SP-ZZ-XX-DR-A-0504-P1-Building B North Elevation; 0022-SP-ZZ-XX-DR-A-0505-P1-Building B & C East Elevation; 0022-SP-ZZ-XX-DR-A-0506-P1-Building C South Elevation; 0022-SP-ZZ-XX-DR-A-0507-P1-Building B & C West Elevation; 0022-SP-ZZ-XX-DR-A-0508-P1-Building C North Elevation; 0022-SP-ZZ-XX-DR-A-0509-P1-Building B South Elevation; 0022-SP-ZZ-XX-DR-A-0510-P1-Building D&E North Elevation; 0022-SP-ZZ-XX-DR-A-0511-P1-Building D & E East Elevation; 0022-SP-ZZ-XX-DR-A-0512-P1-Building D & E West Elevation; 0022-SP-ZZ-XX-DR-A-0513-P1-Building D South Elevation; 0022-SP-ZZ-XX-DR-A-0514-P1-Building E North Elevation; 0022-SP-ZZ-XX-DR-A-0515-P1-Building E South Elevation; 0022-SP-ZZ-XX-DR-A-0516-P1-Site Wide Elevations NMA as superseded as relevant to each phase through the following plans 273-LYR-XX-ZZ-DWG-L-1002 (Boddingtons Green Strip Phase 2); 273-LYR-01-02-DWG-L-1002 (Phase 1 Platform Works Zoom in GA); 273-LYR-01-02-DWG-L-1001 (Phase 1 Platform Works Landscape GA) related to the Top Platform works phase defined by Condition 2.*

Supporting Information Environmental Statement (including the following documents, construction management and phasing, socio-economic, townscape and visual impact, archaeology and visual impact, noise and vibration, transport, air quality, water resources, sunlight, daylight and overshadowing and wind microclimate), design and access statement prepared by Assael, planning and tall building statement prepared by Deloitte Real Estate, public realm and landscaping strategy prepared by Urban, Environmental Standards statement prepared by Hilson Moran, Statement of Consultation prepared by Deloitte Real Estate, phase 1 desk based ground conditions report prepared by Wardell Armstrong, Ecological Assessment prepared by Wardell Armstrong, Arboricultural assessment prepared by Wardell Armstrong, Crime Impact Statement (version A) prepared by Design for Security at Greater Manchester Police, Ventilation strategy prepared by Hilson Moran, TV reception study prepared by Hilson Moran, residential management statement prepared by Urban Bubble and commercial strategy prepared by Future City all stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018.”

Condition 18

The current wording of condition 18 attached to planning permission (ref. 118831/FO/2018), is as follows

“Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first use of each commercial unit and gym area within each phase as indicated on drawings A2942 198 R16, A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. (b) The approved scheme shall then be implemented and a post completion survey submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units and the gym area within each phase. The measures implemented shall be retained and maintained for as long as the development remains in use.”

The proposed condition 18 wording attached to planning permission (ref. 118831/FO/2018), is as follows:

*“Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first use of each commercial unit and gym area within each phase as indicated on drawings **0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks**, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. (b) The approved scheme shall then be implemented and a post completion survey submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units and the gym area within each phase. The measures implemented shall be retained and maintained for as long as the development remains in use.”*

Condition 22

The current wording of condition 22 attached to planning permission (ref. 118831/FO/2018), is as follows:

“Prior to the first use of each of the commercial units within each phase as indicated on drawings A2942 198 R16, A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, 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 approved details shall be implemented prior to the first occupation of each of the commercial units within each phase and thereafter retained and maintained in situ.”

The proposed condition 22 wording attached to planning permission (ref. 118831/FO/2018), is as follows:

*“Prior to the first use of each of the commercial units within each phase as indicated on drawings **0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks** 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 approved details shall be implemented prior to the first occupation of each of the commercial units within each phase and thereafter retained and maintained in situ.”*

Condition 26

The current wording of condition 26 attached to planning permission (ref. 118831/FO/2018), is as follows:

“Prior to the first use of each commercial unit within each phase, as indicated on drawings A2942 198 R16, A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.”

The proposed condition 26 wording attached to planning permission (ref. 118831/FO/2018), is as follows:

*“Prior to the first use of each commercial unit within each phase, as indicated on drawings **0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks**, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.”*

Condition 28

The current wording of condition 28 attached to planning permission (ref. 118831/FO/2018), is as follows:

“The commercial units as shown on drawings A2942 198 R16, A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

The proposed wording of condition 28 attached to planning permission (ref. 118831/FO/2018), is as follows:

*“The commercial units as shown on drawings **0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks**, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.*

Condition 29

The current wording of condition 29 attached to planning permission (ref. 118831/FO/2018), is as follows:

“The commercial units, as indicated on drawings A2942 198 R16, A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018 can be occupied as A1, A2, A3, B1 or D1 (with the exception of a place of worship). 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 Planning (General Permitted Development) Order 2015.”

The proposed wording of condition 29 attached to planning permission (ref. 118831/FO/2018), is as follows:

*“The commercial units, as indicated on drawings **0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks** can be occupied as A1, A2, A3, B1 or D1 (with the exception of a place of worship). 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 Planning (General Permitted Development) Order 2015.”*

Condition 30

The current wording of condition 30 attached to planning permission (ref. 118831/FO/2018), is as follows:

“In the event that any of the commercial units, as indicated on drawings A2942 198 R16, A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, 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*

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.”

The proposed wording of condition 30 attached to planning permission (ref. 118831/FO/2018), is as follows:

*"In the event that any of the commercial units, as indicated on drawings **0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks**, 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*

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained."

Condition 35

The current wording of condition 35 attached to planning permission (ref. 118831/FO/2018), is as follows:

"Prior to the first occupation of the residential building element within each phase, the provision of the 868 cycle spaces/provision, as indicated on drawings A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018 shall be implemented prior to the first occupation of the residential element of each phase of the development hereby approved and retained and maintained in situ for as long as the development remains in use."

The proposed wording of condition 35 attached to planning permission (ref. 118831/FO/2018), is as follows:

*"Prior to the first occupation of the residential building element within each phase, the provision of the 868 cycle spaces/provision, as indicated on drawings **0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks** shall be implemented prior to the first occupation of the residential element of each phase of the development hereby approved and retained and maintained in situ for as long as the development remains in use."*

Condition 36

The current wording of condition 36 attached to planning permission (ref. 118831/FO/2018), is as follows:

"Prior to the first occupation of the residential element within block A of the development hereby approved, the car parking layout, as indicated on drawing A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018 shall be laid out, demarcated and made available. The car parking layout shall be retain and maintained for as long as the development remains in use."

The proposed wording of condition 36 attached to planning permission (ref. 118831/FO/2018), is as follows:

*"Prior to the first occupation of the residential element within block A of the development hereby approved, the car parking layout, as indicated on drawing **0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks** shall be laid out, demarcated and made available. The car parking layout shall be retain and maintained for as long as the development remains in use."*

Condition 41

The current wording of condition 41 attached to planning permission (ref. 118831/FO/2018), is as follows:

"Prior to the first use of any commercial unit within each phase of development as indicated on drawings A2942 198 R16, A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, 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."

The proposed wording of condition 41 attached to planning permission (ref. 118831/FO/2018), is as follows:

*“Prior to the first use of any commercial unit within each phase of development as indicated on drawings **0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks**, 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.”*

Condition 42

The current wording of condition 42 attached to planning permission (ref. 118831/FO/2018), is as follows:

“Prior to the first use of the first commercial unit(s) within each phase of development as indicated on drawings A2942 198 R16, A2943 199 R16 and A2943 200 R16 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, a servicing strategy for deliveries and refuse collection for the units 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 and be in place prior to the first use of commercial unit to which each scheme relates.”

The proposed wording of condition 42 attached to planning permission (ref. 118831/FO/2018), is as follows:

*“Prior to the first use of the first commercial unit(s) within each phase of development as indicated on drawings **0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks**, a servicing strategy for deliveries and refuse collection for the units 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 and be in place prior to the first use of commercial unit to which each scheme relates.”*

Appendix B Amended drawing list

Drawing Name	Approved Drawings	Proposed Drawing Reference
Contextual Ground Floor Plan	A2943 120 R1	n/a
Contextual Roof	A2943 121 R1	n/a
Demolition plans	A2943 150 R1	n/a
Great Ducie Street Floor Plan 30m Datum	A2943 198 R16	0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan
New Bridge Street Floor Plan 35.6m Datum	A2943 199 R16	0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan
Dutton Street Floor Plan 40m Datum	A2943 200 R16	0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks
First Floor Plan	A2943 201 R16	0022-SP-ZZ-01-DR-A-0301-P1-First Floor Plan
Second Floor Plan	A2943 202 R16	0022-SP-ZZ-02-DR-A-0302-P1-Second Floor Plan
Third Floor Plan	A2943 203 R15	0022-SP-ZZ-03-DR-A-0303-P1-Third Floor Plan
Fourth Floor Plan	A2943 204 R14	0022-SP-ZZ-04-DR-A-0304-P1-Fourth Floor Plan
Fifth Floor Plan	A2943 205 R14	0022-SP-ZZ-05-DR-A-0305-P1-Fifth Floor Plan
Sixth Floor Plan	A2943 206 R14	0022-SP-ZZ-06-DR-A-0306-P1-Sixth Floor Plan
Seventh Floor Plan	A2943 207 R14	0022-SP-ZZ-07-DR-A-0307-P1-Seventh Floor Plan
Eighth Floor Plan	A2943 208 R14	0022-SP-ZZ-08-DR-A-0308-P1-Eighth Floor Plan
Ninth Floor Plan	A2943 209 R14	0022-SP-ZZ-09-DR-A-0309-P1-Ninth Floor Plan
Tenth Floor Plan	A2943 210 R14	0022-SP-ZZ-10-DR-A-0310-P1-Tenth Floor Plan
Eleventh Floor Plan	A2943 211 R15	0022-SP-ZZ-11-DR-A-0311-P1-Eleventh Floor Plan
Twelfth Floor Plan	A2943 212 R14	0022-SP-ZZ-12-DR-A-0312-P1-Twelfth Floor Plan
Thirteenth Floor Plan	A2943 213 R14	0022-SP-ZZ-13-DR-A-0313-P1-Thirteenth Floor Plan
Fourteenth Floor Plan	A2943 214 R14	0022-SP-ZZ-14-DR-A-0314-P1-Fourteenth Floor Plan
Fifteenth Floor Plan	A2943 215 R14	0022-SP-ZZ-15-DR-A-0315-P1-Fifteenth Floor Plan
Sixteenth Floor Plan	A2943 216 R14	0022-SP-ZZ-16-DR-A-0316-P1-Sixteenth Floor Plan
Seventeenth Floor Plan	A2943 217 R14	0022-SP-ZZ-17-DR-A-0317-P1-Seventeenth Floor Plan
Eighteenth Floor Plan	A2943 218 R14	0022-SP-ZZ-18-DR-A-0318-P1-Eighteenth Floor Plan
Nineteenth Floor Plan	A2943 219 R14	0022-SP-ZZ-19-DR-A-0319-P1-Nineteenth Floor Plan
Twentieth Floor Plan	A2943 220 R14	0022-SP-ZZ-20-DR-A-0320-P1-Twentieth Floor Plan
Twenty First Floor Plan	A2943 221 R14	0022-SP-ZZ-21-DR-A-0321-P1-Twenty-First Floor Plan
Twenty Second Floor Plan	A2943 222 R14	0022-SP-ZZ-22-DR-A-0322-P1-Twenty-Second Floor Plan
Twenty Third Floor Plan	A2943 223 R11	0022-SP-ZZ-23-DR-A-0323-P1-Twenty-Third Floor Plan
Twenty Fourth Floor Plan	A2943 224 R12	0022-SP-ZZ-24-DR-A-0324-P1-Twenty-Fourth Floor Plan
Twenty Fifth Floor Plan	A2943 225 R10	0022-SP-ZZ-25-DR-A-0325-P1-Twenty-Fifth Floor Plan
Roof Plan	A2943 226 R10	0022-SP-ZZ-RF-DR-A-2700-P1-Roof Plan
Building A Section AA	A2943 300 R7	0022-SP-ZZ-XX-DR-A-0400-P1-Building A Section AA
Building A Section BB	A2943 301 R5	0022-SP-ZZ-XX-DR-A-0401-P1-Building A Section BB
Building B & C Section CC	A2943 302 R5	0022-SP-ZZ-XX-DR-A-0402-P1-Building B & C Section CC
Building D & E Section DD	A2943 303 R5	0022-SP-ZZ-XX-DR-A-0403-P1-Building D & E Section DD
Building B & Commercial Units Section EE	A2943 304 R5	0022-SP-ZZ-XX-DR-A-0404-P1-Building B & Commercial Units Section EE

Building E & Commercial Units Section FF	A2943 305 R5	0022-SP-ZZ-XX-DR-A-0405-P1-Building E & Commercial Units Section FF
Building A North Elevation	A2943 400 R8	0022-SP-ZZ-XX-DR-A-0500-P1-Building A North Elevation
Building A East Elevation	A2943 401 R8	0022-SP-ZZ-XX-DR-A-0501-P1-Building A East Elevation
Building A South Elevation	A2943 402 R8	0022-SP-ZZ-XX-DR-A-0502-P1-Building A South Elevation
Building A West Elevation	A2943 403 R8	0022-SP-ZZ-XX-DR-A-0503-P1-Building A West Elevation
Building B North Elevation	A2943 410 R7	0022-SP-ZZ-XX-DR-A-0504-P1-Building B North Elevation
Building B & C East Elevation	A2943 411 R7	0022-SP-ZZ-XX-DR-A-0505-P1-Building B & C East Elevation
Building C South Elevation	A2943 412 R7	0022-SP-ZZ-XX-DR-A-0506-P1-Building C South Elevation
Building B & C West Elevation	A2943 413 R7	0022-SP-ZZ-XX-DR-A-0507-P1-Building B & C West Elevation
Building C North Elevation	A2943 414 R7	0022-SP-ZZ-XX-DR-A-0508-P1-Building C North Elevation
Building B South Elevation	A2943 415 R7	0022-SP-ZZ-XX-DR-A-0509-P1-Building B South Elevation
Building D&E North Elevation	A2943 420 R7	0022-SP-ZZ-XX-DR-A-0510-P1-Building D&E North Elevation
Building D & E East Elevation	A2943 421 R7	0022-SP-ZZ-XX-DR-A-0511-P1-Building D & E East Elevation
Building D & E West Elevation	A2943 422 R7	0022-SP-ZZ-XX-DR-A-0512-P1-Building D & E West Elevation
Building D South Elevation	A2943 423 R7	0022-SP-ZZ-XX-DR-A-0513-P1-Building D South Elevation
Building E North Elevation	A2943 424 R7	0022-SP-ZZ-XX-DR-A-0514-P1-Building E North Elevation
Building E South Elevation	A2943 425 R7	0022-SP-ZZ-XX-DR-A-0515-P1-Building E South Elevation
Additional drawings		
Site Wide Elevations NMA	n/a	0022-SP-ZZ-XX-DR-A-0516-P1-Site Wide Elevations NMA
Ladder Sections Building C	A2943 500 R1	n/a
Ladder Sections Building A	A2943 501 R1	n/a