Deloitte.

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

30 August 2023

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

F.A.O Angela Leckie

Dear Angela,

Port Street, Manchester – Application for Non-Material Amendments to Planning Permission for 132489/FO/2021 (as amended)

On behalf of our client, Manchester (Port Street) Limited, we hereby submit an application 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 132489/FO/2021 (as amended).

Background

On 7 October 2022, planning permission was granted for Port Street in Manchester City Centre (132489/FO/2021). The description of development approved under application reference 132489/FO/2021is as follows:

> *"Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works"*

Following the granting of planning permission, a subsequent application for Non-Material Amendments was submitted to Manchester City Council ("MCC") on 11th January 2023 to reflect internal design changes and amendment of time triggers for specific conditions to allow for a timely start on site for the contractor. This application (Ref. 135938/NMC/2023) was formally approved by MCC on 25th January 2023.

Pre-Application Consultation

The approved development on the Site was subject to a comprehensive process of public and stakeholder engagement, including *inter alia* engagement with Historic England, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

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This application is submitted following consultation with the Planning Authority on 18th August 2023 with Angela Leckie and Dave Roscoe in attendance, at which it was agreed with officers that the changes proposed are acceptable in principle and can be progressed as an NMA to the existing permission.

Non-Material Amendments to the Approved Development

This application is to facilitate amendments to the approved scheme, following detailed design development. The NMA is for:

> *Variation of Condition 2 (Approved drawings), 4 (Materials), 37 (Retail Units: Management Strategy), Condition 38 (Doorways) and Condition 42 (Wind Mitigation) attached to Planning Permission 132489/FO/2021 (as amended).*

Amendments to approved plans outlined in Condition 2 (Approved Plans and Documents)

Following design development, the Applicant is seeking to undertake some minor amendments to improve the layout, design quality and function of Port Street. A summary of the key design changes to Port Street have been outlined within the 'Port Street: NMA Supporting Document' (Ref. Z0-SHP-A180-RP-XX-NMA4 Rev P01) and 'Port Street Balustrade Design Exploration Supporting Document' (Ref. Z0-SHP-A180-RP-XX-NMA5 Rev P01) prepared by the architect Simpson Haugh but are also listed below for ease:

- Level 07 Terrace: Inclusion of landscape elements and activation of the amenity space.
- Balconies: Change to bespoke metal balustrades to balconies, where these are part of or abut the façade, to comply with building regulations and safety requirements. Roof screens and tower roof screen remain as glazed.
- Main entrance: Inclusion of revolving door and emergency door adjacent to it, to meet both operational purposes and building regulations.
- Gym fire exit: Door and adjacent panels reconfiguration to satisfy clear opening requirements.
- Ventilation: Relocation of generator ventilation louvres at ground floor and additional level 09 roof equipment. These provisions will be screened, are not visible from the street, and face only the private courtyard.
- Swimming Pool skylight: Inclusion of a skylight within the private courtyard to provide natural light to the swimming pool below.

Summary of amendments to approved plans

The table below identifies which drawings will be superseded by new drawings, as a result of the amendments to Port Street:

Drawing Name	Approved Drawing	New Drawing Reference
	Site Wide Plans	
GA Plan - Level 00	10376-SHP-Z0-A-B5D8-G200-PL-00-001 Rev P04	10376-SHP-Z0-A-B5D8-G200-PL-00-001 **Rev P05**

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Drawing Name	Approved Drawing	New Drawing Reference
GA Plan - Typical Level 01-06	10376-SHP-Z0-A-B5D8-G200-PL-TY-001 Rev P03	10376-SHP-Z0-A-B5D8-G200-PL-TY-001 **Rev P04**
GA Plan- Level 07	10376-SHP-Z0-A-B5D8-G200-PL-07-001 Rev P03	10376-SHP-Z0-A-B5D8-G200-PL-07-001 **Rev P04**
GA Plan- Level 08	10376-SHP-Z0-A-B5D8-G200-PL-08-001 Rev P03	10376-SHP-Z0-A-B5D8-G200-PL-08-001 **Rev P04**
GA Plan- Level 09	10376-SHP-Z0-A-B5D8-G200-PL-09-001 Rev P03	10376-SHP-Z0-A-B5D8-G200-PL-09-001 **Rev P04**
GA Plan- Level 10	10376-SHP-Z0-A-B5D8-G200-PL-10-001 Rev P03	10376-SHP-Z0-A-B5D8-G200-PL-10-001 **Rev P04**
GA Plan - Typical Level 11-30	10376-SHP-Z0-A-B5D8-G200-PL-TY-002 Rev P05	10376-SHP-Z0-A-B5D8-G200-PL-TY-002 Rev **P06**
GA Plan - Level 31	10376-SHP-Z0-A-B5D8-G200-PL-31-001 Rev P04	10376-SHP-Z0-A-B5D8-G200-PL-31-001 **Rev P05**
GA Plan - Typical Level 32	10376-SHP-Z0-A-B5D8-G200-PL-TY-003 Rev P06	10376-SHP-Z0-A-B5D8-G200-PL-TY-003 **Rev P07**
GA Plan - Roof level	10376-SHP-Z0-A-B5D8-G200-PL-RF-001 Rev P03	10376-SHP-Z0-A-B5D8-G200-PL-RF-001 **Rev P04**
GA Plan - Top of Parapet	10376-SHP-Z0-A-B5D8-G200-PL-RF-002 Rev P03	10376-SHP-Z0-A-B5D8-G200-PL-RF-002 **Rev P04**
Site Wide Elevations & Sections		
GA Elevation - Great Ancoats Street	10376-SHP-Z0-A-B5D8-G200-EL-EE-001 Rev P04	10376-SHP-Z0-A-B5D8-G200-EL-EE-001 **Rev P05**
GA Elevation - Port Street	10376-SHP-Z0-A-B5D8-G200-EL-EN-001 Rev P04	10376-SHP-Z0-A-B5D8-G200-EL-EN-001 **Rev P05**
GA Elevation - South East	10376-SHP-Z0-A-B5D8-G200-EL-ES-001 Rev P04	10376-SHP-Z0-A-B5D8-G200-EL-ES-001 **Rev P05**
GA Elevation - South West	10376-SHP-Z0-A-B5D8-G200-EL-EW-001 Rev P04	10376-SHP-Z0-A-B5D8-G200-EL-EW-001 **Rev P05**
GA Elevation - Section AA	10376-SHP-Z0-A-B5D8-G200-SE-AA-001 Rev P05	10376-SHP-Z0-A-B5D8-G200-SE-AA-001 **Rev P06**
GA Elevation - Section BB	10376-SHP-Z0-A-B5D8-G200-SE-BB-001 Rev P04	10376-SHP-Z0-A-B5D8-G200-SE-BB-001 **Rev P05**
GA Elevation - Section CC	10376-SHP-Z0-A-B5D8-G200-SE-CC-001 Rev P05	10376-SHP-Z0-A-B5D8-G200-SE-CC-001 **Rev P06**
GA Elevation - Section DD	10376-SHP-Z0-A-B5D8-G200-SE-DD-001 Rev P05	10376-SHP-Z0-A-B5D8-G200-SE-DD-001 **Rev P06**
GA Elevation - Section EE	10376-SHP-Z0-A-B5D8-G200-SE-EE-001 Rev P04	10376-SHP-Z0-A-B5D8-G200-SE-EE-001 **Rev P05**
Detailed Elevations		
Podium - Great Ancoats Street Block Balconies Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-009 Rev P04	10376-SHP-Z0-A-B5D8-G251-DE-XX-009 **Rev P05**
Podium - Brownsfield Mill Parapet Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-010 Rev P04	10376-SHP-Z0-A-B5D8-G251-DE-XX-010 **Rev P05**

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Amendments to Condition 2 (Approved Documents)

As a result of the changes to the drawings identified in the above table the drawing references need to be updated and as such, the proposed revised condition wording is proposed in **Appendix 1.**

Amendments to Condition 4a (Materials Samples)

The Applicant is seeking to prepare more compact Visual Mockup Units (VMU's) for presentation to the case officers as part of the requirement outlined by Condition 4a (Materials Samples). The revised VMU's as shown in Ref. 10376-Z2-SHP-G251-3D-XX-001 Rev P05 present a more compact arrangement to reduce cost and unnecessary wastage. It also has a U shape, allowing the VMU to be self-supported and reducing the use of secondary steel. These updated VMU's were presented to the case officer who had agreed that the Applicant can proceed with the proposed solution. This application seeks to formalise this arrangement in planning terms by updating the wording of Condition 4 to reflect the revised VMU drawing and the revised programme for viewing the samples. The revised wording is as follows:

*4) (a) Notwithstanding the details submitted with the application, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority in-line with ~~the Hand Sized Samples Programme dated 23 November 2022 and the Full Sized Samples Programme dated 23 August 2022~~ **Port Street Planning Conditions Programme 4a dated 30 August 2023** (submitted with this NMA application)*

**hand sized samples and specifications of all materials to be used on all external elevations;*

the full sized sample panels and a strategy for quality control management; The sample panel will be constructed in-line with drawing reference **10376-Z2-SHP-G251-3D-XX-001 REV P0**4**5, dated ~~December 2022~~ **19 June 2023** and Z2-SHP-G251-3D-XX-0001 REV P03, dated December 2022*

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

Amendments to Condition 37 (Retail Units: Management Strategy)

As a result of the changes to the drawings identified in the above table the drawing references need to be updated and as such, the proposed revised condition wording is proposed:

*37) In the event that any of the commercial units, as indicated on drawing10376-SHP-Z0-A-B5D8-G200-PL-00-001 P0~~2~~**5** are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:*

**An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)*

**Details of a Dispersal Procedure*

** 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.*

Amendments to Condition 38 (Doorways)

As a result of the changes to the drawings identified in the above table the drawing references need to be updated and as such, the proposed revised condition wording is proposed:

38) No doors (other than those designated as fire exits and ground floor bin store shown on plan 10376-SHP-Z0-A-B5D8-G200-PL-00-01 ***Rev P05****) shall open outwards onto adjacent public highway.*

Amendments to Condition 42 (Wind Mitigation)

As a result of the changes to the drawings identified in the above table the drawing references need to be updated and as such, the proposed revised condition wording is proposed:

42) Before development commences final details of the wind mitigation to the level 7 terraces and public realm shown in dwgs 10376-SHP-Z0-A-B5D8-G200-PL-07-001 Rev PO3 ~~*3*~~***4*** *and Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P04 and confirmation from a suitably qualified Wind Consultant that this would be adequate shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the terrace and public realm commencing and thereafter retained and maintained in situ.*

Planning Policy Framework

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan. Full consideration of the Proposed Development against the planning policy framework is considered within the original Planning Statement, dated December 2021. The proposed amendments are non-material and therefore do not give rise to any new planning considerations from the extant permission.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan;
- Port Street Planning Conditions Programme 4a dated 30 August 2023;
- 'Port Street: NMA Supporting Document' (Ref. Z0-SHP-A180-RP-XX-NMA4 Rev P01);
- 'Port Street Balustrade Design Exploration Supporting Document' (Ref. Z0-SHP-A180-RP-XX-NMA5 Rev P01)
- Z2 Podium - Facade Visual Mock-up Option 1 (Ref. 10376-Z2-SHP-G251-3D-XX-001 Rev P05) and
- Revised Drawing Pack prepared by Simpson Haugh, listed in the above table.

Summary and Conclusion

The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site (ref: 132489/FO/2021). The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

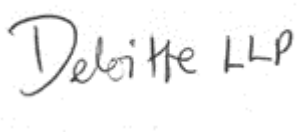
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The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, reference PP-11784841. 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 Cameron Radford (cameronnradford@deloitte.co.uk / 0161 455 6768) Niall Alcock (nalcock@deloitte.co.uk / 0161 455 6787) or Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812).

Yours sincerely



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Appendix 1 – Proposed Wording of Condition 2

2) The development hereby approved shall be carried out in accordance with the following drawings and documents: (a) Site Location Plans 10376-SHP-Z0-A-B5D8-G100-XP-XX-001 and 10376-SHP-Z0- A-B5D8-G100-XP-XX-002 and Site Wide Reference Plan 10376-SHP-Z0-A-B5D8- G100-PL-XX-001 Rev PO2;

b) 10376-SHP-Z0-A-B5D8-G200-PL-B1-001 Rev P02, 10376-SHP-Z0-A-B5D8-G200- PL-00-001 Rev P0~~2~~5, 10376-SHP-Z0-A-B5D8-G200-PL-TY-001 Rev P0~~2~~4, 10376-SHP-Z0-A-B5D8-G200-PL-07-001 RevP0~~2~~4, 10376-SHP-Z0-A-B5D8-G200-PL-08-001 RevP0~~2~~4, 10376-SHP-Z0-A-B5D8-G200-PL-09-001 Rev P0~~2~~4, 10376-SHP-Z0-A-B5D8- G200-PL-10-001 RevP0~~2~~4, 10376-SHP-Z0-A-B5D8-G200-PL-TY-002 Rev P0~~3~~5, 10376- SHP-Z0-A-B5D8-G200-PL-31-001 RevP0~~2~~5, 10376-SHP-Z0-A-B5D8-G200-PL-TY-003 Rev P0~~3~~6, 10376-SHP-Z0-A-B5D8-G200-PL-RF-001 Rev P0~~2~~4, 10376-SHP-Z0-A-B5D8- G200-PL-RF-002 Rev P0~~2~~4, 10376-SHP-Z0-A-B5D8-G200-EL-EE-001 Rev P0~~3~~5, 10376- SHP-Z0-A-B5D8-G200-EL-EN-001 Rev P0~~3~~5, 10376-SHP-Z0-A-B5D8-G200-EL-ES-001 Rev P0~~3~~5, 10376-SHP-Z0-A-B5D8-G200-EL-EW-001 Rev P0~~3~~5, 10376-SHP-Z0-A-B5D8- G200-SE-AA-001 Rev P0~~3~~6, 10376-SHP-Z0-A-B5D8-G200-SE-BB-001 Rev P0~~3~~5, 10376-SHP-Z0-A-B5D8-G200-SE-CC-001 Rev P0~~3~~6, 10376-SHP-Z0-A-B5D8-G200-SE-DD-001 Rev P0~~3~~6, 10376-SHP-Z0-A-B5D8-G200-SE-EE-001 Rev P0~~3~~5, 10376-SHP-Z0- A-B5D8-G251-DE-XX-001 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-002 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-003 Rev P03, 10376-SHP-Z0-A-B5D8- G251-DE-XX-004 Rev P03, 10376-SHP-Z0-A-B5D8-G251-DE-XX-005 RevP02, 10376- SHP-Z0-A-B5D8-G251-DE-XX-006 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-007 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-008 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-009 Rev P0~~3~~5, 10376-SHP-Z0-A-B5D8-G251-DE-XX-010 RevP0~~3~~5; and, 10376-SHP-Z0-A-B5D8-G251-DE-XX-011 Rev P03;

(c) Port Street, Manchester Landscape Strategy by Reform stamped as received on 13- 12-21 as amended by the Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P04 stamped as received on 10-05-22;

(d) Port Street, Manchester, Waste Management Strategy, by Curtins Ref: 79165-CUR00-XX-RP-TP-003 Revision: V02, Dated: 12 November 2021 stamped as received on 13-12-21 (on the basis of twice weekly collections subject to condition 3) and Dwg 10376-SHP-Z0-A-G100-SK-B1-002 Rev PO1 (condition 3);

(e) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version B 04/02/2022 stamped as received on 04-02-22;

(f) Accommodation Schedule within Section 6.5 of Design and Access Statement 13- 12-2021 by simpsonhaugh stamped as received on 13-12-21 as amended by Deloittes Cover Letter dated 03-05-22 stamped as received on 15-07-22 ;

(g) Section 8 of the Design and Access Statement 13-12-2021 by simpsonhaugh stamped as received on 13-12-21;

(h) Archaeological Desk-Based Assessment Port Street, Ancoats, Manchester Client: Manchester (Port Street) Ltd, Technical Report: Natalie Poundall Report No: 2021/66 by University of Salford, stamped as received on 13-12-22;

(i) Inclusions of measures and targets set out in Affinity Living, Port Street, Manchester Energy Statement by Futureserv dated November 2021 and AFFINITY LIVING, PORT STREET, Sustainability Statement by WSP dated Deceomebr 2021 and ES Climate Change Chapter (6) all stamped as received on 13-12-21;

(j) Broadband Connectivity Assessment, Port Street, Sept 2021 by Pager Power stamped as received on 13-12-21;

(k) Fire Statement - FS 001.1, Project: Port Street, Ancoats, Subject: Fire Statement Date: 23 November 2021 stamped as received on 13-12-21 as amended by Deloittes MCC Consulations Responses Table 31-03-22 and e-mail Response to HSE dated 11- 05-22;

(l) Port Street, Manchester, Manchester (Port Street), Limited, AIR QUALITYASSESSMENT, REVISION 01 - 12 NOVEMBER 2021 by Hoare Lee stamped as received on 13-12-21;

(m) FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY REPORT 84548- PORT-WSP-RP-FRA-001 by WSP November 2021 stamped as received on 13-12-21;

(n) Television Baseline Survey Report, Port Street, Manchester (Port Street) Ltd, November 2021 by Pager Power, stamped as received on 13-12-21;

(o) MANCHESTER (PORT STREET) LTD, PORT STREET, MANCHESTER CITY CENTRE, EXTENDED PHASE 1 HABITAT SURVEYby Penny Anderson Associates May 2021;

(p) Affinity Living, Port Street, Manchester, Ventilation Statement by Futureserve dated November 2021 stamped as received on 13-12-21;

(q) PORT STREET, MANCHESTER Interpretative Ground Investigation Report by WSP REF. NO. 70084785-WSP-GEO-IGR-001 DATE: NOVEMBER 2021 stamped as received on 13-12-21;

(r) Port Street, Manchester, Transport Statement by Curtins Ref: 79165-CUR-00-XXRP-TP-001, Revision: V01 Issue Date: 12 November 2021 and Port Street, Manchester, Interim Travel Plan, by Curtins Ref: 79165-CUR-00-XX-RP-TP-002, Revision: V02 Issue Date: 12 November 2021 both stamped as received on 13-12-21 and Port Street, Manchester, Stage 1 Road Safety Audit, Response Report, by Curtins Ref: 079165- CUR-XX-XX-RP-TP-005, Revision: P01 Dated: 26 April 2022, Dwg 79165-CUR-00-XXDR-TP-75001 P09 Access Arrangements and PORT STREET, MANCHESTER Stage 1 Road Safety Audit April 2022 AJ-PF-22-3708-RSA1 all stamped as received on 04- 05-22 and Deloitte's e-mail 09-05-22 in relation to the cycle lane;

(s) Heritage Statement Manchester (Port Street) Ltd November 2021 by Stephen Levrant Heritage Architecture Ltd stamped as received on the 13-12-21 and Addendum April 2022 stamped as received on 14-04-22;

(t) Port Street Manchester Environmental Noise Study December 2021 Report Reference: PR0665-REP01A-MPF by Fisher Acoustics , stamped as received on 13-12- 21;

(u) ES Volume 1 Main Text:

Chapter 1 Introduction
Chapter 2 Environmental Impact Assessment Methodology
Chapter 3 Alternatives and Design Evolution
Chapter 4 Site, Surroundings and Description of Proposals
Chapter 5 Construction Management and Phasing
Chapter 6 Climate Change

Chapter 7 Daylight, Sunlight and Overshadowing
Chapter 8 Heritage
Chapter 9 Human Health
Chapter 10 Noise and Vibration
Chapter 11 Socio Economic Impact
Chapter 12 Townscape and Visual Impact
Chapter 13 Wind Microclimate
Chapter 14. Summary of Residual Impacts
Chapter 15. Type 1 Cumulative Impacts

(v) ES Volume 2 List of Appendices
Chapter 2: Environmental Impact Assessment Methodology
Appendix 2.1 - ES Scoping Report
Appendix 2.2 - Committed Developments
Appendix 2.3 - ES Scoping Opinion

Chapter 7: Daylight, Sunlight and Overshadowing

Appendix 7.1 - Drawings of the Baseline and Proposed Scenario;

Appendix 7.2 - Daylight and Sunlight Results for Baseline v Proposed;

Appendix 7.3 - Drawings of the Piccadilly Basin Strategic Regeneration Framework massing; and Appendix 7.4 - Daylight and Sunlight results for the Piccadilly Basin Strategic Regeneration Framework massing.

Chapter 8: Heritage Appendix 8.1 - Heritage Statement

Chapter 10: Noise
Appendix 10.1 - Acoustic Report

Chapter 11: Socio-Economic
Appendix 11.1 - Socio-economic baseline assessment
Appendix 11.2 - Socio-economic Receptor Plan

Chapter 12: Townscape and Visual Impact
Appendix 12.1 - Figures
Appendix 12.2 - TVA Assessment Methodology
Appendix 12.3 - Methodology for producting views and photomontages
Appendix 12.4 - Committed Developments
Appendix 12.5 - Accurate Visual Representations Chapter 13: Wind Microclimate
Appendix 13.1 - Wind Microclimate Detailed Methodology

(w) ES Volume 3 -Non Technical Summary all stamped as received on 13-12-21;

(x) ES Addendum Addendum report, Town and Visual Impact Assessment, prepared by Reform Addendum report, Heritage, prepared by Stephen Levrant Heritage Architecture

ES Figures all stamped as received on 14 04 22;

and

(y) Points on EV Charging provision set out in Deloittes Response to Consultion comments Document May 2022