

Our Ref: 04C101210

21 April 2023

By email only: Angela.Leckie@manchester.gov.uk

Dear Angela,

Proposed design amendments relating to 135675/FO/2022 – 1NQ Tariff Street

As mentioned via email correspondence on 3rd April 2023, the applicant proposes to make a number of design amendments relating to planning application 135675/FO/2022 – 1NQ, Tariff Street. The proposed design amendments are as follows:

- Rationalisation of the lower ground and ground floor design to better respond to the levels, with the external landscaping staying the same but simply moving up 3m from lower ground (which is being removed) to ground floor. This results in the reduction of 6 no. apartments in the lower ground taking the total from 267 to 261 no. apartments. The overall mix across the scheme remains compliant with MCC's guidance, being 29% 1-beds, 66% 2-bed, and 5% 3-beds.
- In relation to Block 1, single leaf access doors are proposed rather than double for the two ground floor apartments facing Tariff Street following Crime Impact feedback.
- Reduction of the floor-to-floor heights of the scheme from 3m floor to floor to 2.85m. Parapet heights onto Tariff St will also reduce from 1.1m to 0.3m. The net effect on Block 1 is an overall reduction in height by 1.7m and in the case of Block 2 there is an overall reduction in height of 2.7m. The reduction in height of Block 2 is, in effect, equivalent to approximately 1 storey. Block 2 is now only equivalent to a net increase of 0.45m from the original SRF proposals.

As previously agreed, accompanying this cover letter we have sent via WeTransfer a suite of updated plans and addendum notes to relevant supporting reports confirming any conclusion changes in light of the proposed design amendments, particularly the reduction in height of Block 1 and Block 2. For clarity, the accompany plans and addendum notes are as follows:

- Full suite of plans including all proposed design amendments
- A plan comparing the revised height with the SRF (included within the DAS addendum)
- Addendum notes to the following supporting reports:
 - Daylight and Sunlight
 - Wind Assessment

- TV Reception
- Townscape Assessment
- Heritage Assessment
- Design and Access Statement
- Fire Statement

The conclusions drawn from the addendum notes demonstrate that the proposed design amendments, particularly the reduction in height of both Block 1 and Block 2, has either a reduced impact or the impact is unchanged from the original proposals.

I trust that you find the above information and accompanying plans appropriate to enable re-consultation on the proposed design amendments to 1NQ, Tariff Street which will enable planning application 135675/FO/2022 to be taken to Planning Committee for determination on 1st June 2023.

If you have any other queries, please get in touch.

Yours sincerely



Neil Lucas

Principal, Senior Director

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For and on behalf of Avison Young (UK) Limited