

06 February 2023

Jennifer Atkinson
Planning and Highways Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Jennifer,

Trinity Islands, Manchester
Planning Application - 134039/JO/2022: Application for a Variation of Conditions

Please find enclosed an amendment to the pending planning application reference 134039/JO/2022. The pending application was submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) for a variation of conditions to Planning Permission Ref. 132429/FO/2021 dated 13 May 2022 ('the Application'). The permission relates to the construction of 1,950 new homes accommodated in four tall buildings, collectively known as 'Trinity Islands'.

The Applicant is Renaker Build Limited ("the Applicant"). Renaker is now firmly established as one of the North West's leading property developers, with a proven track record in design, build and delivery with circa. 6,000 high-quality and high-rise new homes provided to date or currently under construction. Trinity Islands continues to deliver on Renaker's ambition to transform the urban landscape, unlocking potential and delivering a high-quality scheme which encourages community.

The Description of Development as written on the Decision Notice is as follows:

"Erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed use development comprising 1950 residential apartments (Use Class C3a) and commercial uses (Use Classes E and Sui Generis: Drinking Establishment) (361 sqm) within the podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works."

1 Proposed Amendments

1.1 Phasing

Given the scale of the Application and the need to facilitate timely delivery of the proposals, the planning permission comprises four Phases, as shown on approved plan reference 10364-Z1-SHP-G000-PL-GRD-B5D802 Rev P01. The planning application and supporting technical documents assessed the Phases, based on the following delivery sequence:

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- Site C
 - Phase C1
 - Phase C2
- Site D
 - Phase D1
 - Phase D2

Following continued development of the construction method, the Applicant identified the need to deliver the proposals in an alternative sequence and therefore submitted a s73 application (Ref: 134039/JO/2022) to implement these changes which is currently under determination. The revised sequence was as follows:

- Site D
 - Phase D1
 - Phase D2
- Site C
 - Phase C1
 - Phase C2

Since then, the proposed phasing has once more changed to facilitate delivery. Phase D2 is now proposed to be delivered as the first phase, which has resulted in an update of the information submitted with the pending s73 application. The proposed phasing sequence is as follows:

- Site D
 - Phase D2
 - Phase D1
- Site C
 - Phase C1
 - Phase C2

A detailed review of the Application has been undertaken to identify and assess any potential impacts that may result from the alternative sequence. The proposed resequencing of phases has been considered by the full technical team and there is no requirement to change the scope of the EIA. The findings of this review are discussed below.

2 Effects of Proposed Amendments

The proposed amendments have been fully considered with regards to the approved Environmental Statement ('ES') and other supporting documentation. Consideration has also been given to the Town and Country Planning (Environmental Impact Assessment) 2017 regulations.

Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, states that if;

"...it is necessary for the statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement, the relevant planning authority, Secretary of State or inspector as the case may be must notify the applicant or appellant in writing accordingly, and the applicant or appellant must provide that additional information; and such information provided by the applicant or appellant is referred to in these Regulations as "further information".

The majority of technical reports consider the proposed development in its completed version rather than consideration of each phase. Therefore, for the majority of technical disciplines there is no change, and this has been confirmed by relevant technical consultants. There are no additional disciplines that would need to be scoped into the EIA, as a result of the proposed changes. Please see appendix for list of technical consultants who undertook the review.

Three disciplines have considered the sequencing of the phases in more detail, including: Solar Glare (Chapter 13 of the ES), Water Resources (Chapter 16 of the ES) and Wind Microclimate (Chapter 17 of the ES).

- Solar Glare
 - GIA has prepared a technical note which forms part of the ES addendum. The note considers the impact of the proposed amendment on the findings of their ES Chapter. The only resultant change is that, during the temporary phases, the mitigation as previously identified for Site C is instead required for Site D. The note concludes that the overall impact remains unchanged from the approved ES.
- Wind Microclimate
 - WSP had initially reviewed the Wind Microclimate findings based on the initial proposed amended phasing sequence (i.e. with D1 followed by D2 coming first) and undertook new microclimate modelling, as presented in the ES addendum. In this case, the impacts previously identified on Site C during the initial phases would then be experienced on Site D. As a result of the modelling there has been a minor amendment to the landscaping plans on Site D, which comprise:
 - the original 50% porous screen to the north of D1 has been extended to the edge of the upper ground level. It is now ~3.35m wide;
 - an additional 1m tall planter + 1m tall hedge (total height = 2m) has been added to the south of D1; and

- one straight 3m tall, 50% porous screen has been replaced by a curved 3m tall, 50% porous screen along the edge of the turning circle to the north of 'Building D2'.
 - The newly proposed phasing sequence (i.e. with D2 followed by D1 coming forward first) was shared with WSP to determine whether any changes would be required to the ES Addendum and conclusions listed above. WSP confirmed that there would be no changes and that overall, the wind microclimate for the proposals remains appropriate for the respective sites. Once the proposed development is complete the impacts are the same as that assessed under the original phasing. Therefore, the proposals do not have an impact on the conclusions of the ES chapter. For completeness, we have resubmitted this report to clarify the wind impacts and mitigation as summarised above.
- Water Resources
 - Curtins have reviewed the previously submitted Flood Risk Assessment and Drainage Strategy Report referenced 078567-CUR-XX-XX-RP-C-92000-V03 and the ES Chapter 16 – Water Resources and confirm that the above phasing changes will not impact on the previous assessments. The reports do not specifically detail the ordering works should or need to commence and in reference to the Drainage Strategy, the proposals include separate outfall connections for each tower to allow installation of drainage in isolation. The current approach for Site D (D1 and D2) maintains the principles set out within the overarching Drainage Strategy, but the drainage design has since developed and as such, Curtins have looked at outfall locations and on-site pipe routing in more detail than was shown at planning stage. The revised drainage strategy continues to maintain the performance of the approved strategy. For further clarity, the revised drainage proposals for Site D have been submitted with this application.

In summary, the amendments proposed will not alter the massing, quantum, quality, car parking or cycle parking provision, or proposed use of the approved development. Minor amendments to the landscaping are required, but this will not affect the overall quality of the scheme.

Furthermore, the proposed changes will not materially alter the conclusions of the ES or technical documents submitted within the Application. On this basis a short addendum with the additional information outlined above has been provided and sits alongside the existing ES.

3 Superseded Drawings

With regard to the revised phasing, drainage design and amendments to the landscaping plans a small number of plans are required to be updated. The table below summarises all the revised drawings submitted as part of this application, which supersede the originally approved drawings. We request that Conditions 2 and 3 of the new Decision Notice are revised to reflect these changes.

Table 1: Schedule of revised drawings

Approved Drawing	Revised Drawing
10364-Z1-SHP-G000-PL-GRD-B5D802 Rev P01	10364-Z1-SHP-G000-PL-GRD-B5D802 Rev P04 – Z1 Site Wide Plan Phasing Plan Ground Floor
10364-Z1-SHP-G000-PL-B1-B5D801 Rev P01 – Z1 Site Wide Phasing Plan Basement Level 01	10364-Z1-SHP-G000-PL-B1-B5D801 Rev P04 – Z1 Site Wide Phasing Plan Basement Level 01
10364-Z1-SHP-G000-PL-B2-B5D801 Rev P01 – Z1 Site Wide Phasing Plan Basement Level 02	10364-Z1-SHP-G000-PL-B2-B5D801 Rev P04 – Z1 Site Wide Phasing Plan Basement Level 02
10364-Z1-SHP-G100-PL-GRD-B5D801 Rev P01 – Z1 Site Wide Ground Level Plan	10364Z1-SHP-G100-PL-GRD-B5D801 Rev P02 – Z1 Site Wide Ground Level Plan
10364-ZD-SHP-G100-PL-GRD-B5D801 Rev P01 – Site D Site Plan Ground Floor Plan	10364-ZD-SHP-G100-PL-GRD-B5D801 Rev P02 – Site D Site Plan Ground Floor Plan
10364-D1-SHP-G200-PL-GRD-B5D801 Rev P01 – Site D Building 1 General Arrangement Ground Floor Plan	10364-D1-SHP-G200-PL-GRD-B5D801 Rev P02 – Site D Building 1 General Arrangement Ground Floor Plan
10364-D2-SHP-G200-PL-GRD-B5D801 Rev P01 – Site D Building 2 General Arrangement Ground Floor Level Plan	10364-D2-SHP-G200-PL-GRD-B5D801 Rev P02 – Site D Building 2 General Arrangement Ground Floor Level Plan
ZD-TPM-G710-PL-XX-4029 102 P0 – Site D Landscape Layout	ZD-TPM-G710-PL-XX-4029 102 Rev P1 – Site D Landscape Layout
ZD-TPM-G710-PL-XX-4029 203 P0 – Planting Plan (Sheet 1 of 2)	ZD-TPM-G710-PL-XX-4029 203 Rev P1 – Planting Plan (Sheet 1 of 2)
ZD-TPM-G710-PL-XX-4029 204 P0 – Planting Plan (Sheet 2 of 2)	ZD-TPM-G710-PL-XX-4029 204 Rev P1 – Planting Plan (Sheet 2 of 2)
New drawing.	ZD-CUR-G580-PL-GRD-92500-P03 – Proposed Drainage Layout Site D
New drawing.	ZD-CUR-G580-PL-GRD-92501-P01 – Proposed Surface Water Drainage Layout Site D Sheet 1 of 2
New drawing.	ZD-CUR-G580-PL-GRD-92502-P01 – Proposed Surface Water Drainage Layout Site D Sheet 2 of 2
New drawing.	ZD-CUR-G580-PL-GRD-92503-P01 – Proposed Foul Water Drainage Layout Site D

4 Planning Policy

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan. The latest National Planning Policy Framework (NPPF), published in 2021 is a key material consideration in regard to this application. The proposed changes will result in the same Proposed Development being delivered, albeit in a different sequence, and as such the application remains in accordance with the relevant planning policy.

5 Application Documentation

This application comprises this covering letter and the following documentation:

- Application form and certificates.
- ES Addendum comprising:
 - GIA Technical Solar Glare note.
 - WSP Wind Microclimate Report.
- Drawings as set out above in Table 1.

We trust you have all the information required to make a decision on the proposed amendments but please don't hesitate to contact me or my colleagues Ed Britton (edbritton@deloitte.co.uk / +44 161 455 6169), or Cameron Radford (cameronradford@deloitte.co.uk / +44 161 455 6768) if you require anything further.

Yours sincerely



Deloitte LLP

Appendix 1

Discipline	Technical Consultant	Outcome of Review
Proposed Application Drawings – Proposed Plans, Elevations and Sections	SHP	Superseded drawings required to show the minor changes to landscaping
Phasing Plan	SHP	Updated to reflect revised sequencing
Landscape Plans	TPM Landscape Architects	Superseded drawings required to show the minor changes to landscaping
Verified Views	Ambiente	No change – assessed as completed development only.
Planning Statement and Tall Building Statement	Deloitte	No change – assessed as completed development only.
Statement of Consultation	Deloitte	No change – assessed as completed development only.
Design and Access Statement	SHP	No change – assessed as completed development only.
Arboricultural Report	Godwins	No change – assessed as completed development only.
Archaeological Desktop Study	Salford Archaeology	No change – assessed as completed development only.
Blue and Green Infrastructure Statement	Deloitte	No change – assessed as completed development only.
Broadband Connectivity Assessment	Pager Power	No change – assessed as completed development only.
Crime Impact Statement	Greater Manchester Police - Design for Security	No change – assessed as completed development only.
Phase 1 and 2 Ground Conditions	WSP	No change – assessed as completed development only.
Ecological Appraisal	ERAP	No change – assessed as completed development only.
Energy Statement	Element Sustainability	No change – assessed as completed development only.
Environmental Standards Statement	Element Sustainability	No change – assessed as completed development only.
Fire Strategy	Hoare Lea	No change – assessed as completed development only.
Lighting Strategy	TPM Landscape Architects	No change – assessed as completed development only.
Local Benefits Proposal – Statement of Intent	Renaker Build Limited	No change – assessed as completed development only.
Residential Management Strategy	Zenith	No change – assessed as completed development only.
Servicing Strategy	Vectos	No change – assessed as completed development only.

Site Waste Management Strategy	Vectos	No change – assessed as completed development only.
TV Reception Survey	Pager Power	No change – assessed as completed development only.
Operational Management Strategy	Zenith	No change – assessed as completed development only.
Ventilation Strategy	WSP	No change – assessed as completed development only.
Viability Assessment	Renaker Build Limited	No change – assessed as completed development only.
Environmental Statement		
Chapter 5 - Construction Management, Programme, Methodology and Phasing	Renaker Build Limited	To be considered as part of a final construction management plan. No change in predicted impacts, methodology or timescales.
Chapter 6 - Air Quality	Ensafe	No change – assessed as completed development only.
Chapter 7 - Climate Change	WSP	No change – assessed as completed development only.
Chapter 8 - Daylight, Sunlight and Overshadowing	GIA	No change – assessed as completed development only.
Chapter 9 - Heritage	Stephen Levrant Heritage Architecture	No change – assessed as completed development only.
Chapter 10 - Human Health	Enfusion	No change – assessed as completed development only.
Chapter 11 - Noise and Vibration	Matt Fisher Acoustics	No change – assessed as completed development only.
Chapter 12 - Socio-Economic Issues	Ekosgen	No change – assessed as completed development only.
Chapter 13 - Solar Glare	GIA	Assessed in sequence – updated technical note submitted.
Chapter 14 - Townscape and Visual Impact	Chris Burnett Associates	No change – assessed as completed development only.
Chapter 15 - Traffic and Transport	Vectos	No change – assessed as completed development only.
Chapter 16 - Water Resources	Curtins	No change – assessed as completed development only.
Chapter 17 - Wind Microclimate	WSP	Assessed in sequence – updated technical note submitted.
Chapter 18 - Residual Impacts	All EIA Consultants	No change – assessed as completed development only.
Chapter 19 - Type 1 Cumulative Effects	Deloitte with input from All EIA Consultants	No change – assessed as completed development only.