

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136521/NMC/2023

Date registered valid: 20 March 2023

Proposal: Non material amendment to planning permission 127317/FO/2020 (as amended by 130258/NMC/2021, 133355/NMC/2022 and 134803/NMC/2022 to make changes to the elevations, landscaping approved under application ref no CDN/22/0642 (C11a) and to vary condition 17 (Acoustic insulation- commercial)

Address: Land At Heyrod Street, Manchester, M1 2WW

Ward(s): Piccadilly Ward

Applicant: Mr David Green Midgard Ltd

Agent (if any): Mr Will Hannah Turley

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 April 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 20 March 2023 Expired: 10 April 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is 0.41 hectares and is bounded by Victoria House (Great Ancoats Street), Epworth Street, a vacant building owned by TFGM to the south / south-west and Longacre Street and the Piccadilly – Ashton-under-Lyne Metrolink line. The site forms part of the delivery of the PSE Strategic Regeneration Framework.

The site is adjacent to Piccadilly Station and the Inner Relief Route with access to all sustainable transport options. The New Islington metro-link stop is to the north and Piccadilly station to the south-west.

Pedestrian connections and permeability are compromised with the environment dominated by traffic and the area feels disconnected from the adjacent areas and Ancoats and New Islington. The environment is dominated by light industrial uses which have seen little investment for a number of years with the exception of Aeroworks on Adair Street.

The nearby Crusader Works (grade II listed), and has been converted to apartments (113363/FO/2016 and 113364/LO/2016) with a 10 storey apartment building to the north. As part of the delivery of the PSE SRF, a part 13 / part 14, 275-bedroom hotel at the junction of Adair Street and Great Ancoats Street (122599/FO/2019) has recently been completed, permission has been granted (122000) for a part 25 part 3 storey residential tower with ground floor commercial space (under construction) and on the site of Rammon House permission has been granted for the construction of two residential buildings 29 and 23 storeys along with a public park (121099/FO/2018).

The Co-operative Warehouse on Pollard Street is Grade II Listed and Vulcan works is considered to be a non-designated heritage asset. The Whitworth Street, Ancoats and Stevenson Square Conservation Areas are close by and the proposal could be seen in views from within these Areas.

The nearest homes are within Crusader Mill as detailed above, to the north of Great Ancoats Street and around the Ashton Canal. There are car parks around the site and a multi-storey car park adjacent to Piccadilly Station.

The site is adjacent to other Strategic Regeneration Framework areas, including; HS2 SRF; Piccadilly Basin SRF; Mayfield SRF; Ancoats & New Islington Neighbourhood Development Framework and Holt Town Regeneration Framework. HS2 should drive significant investment around the Station and the Portugal Street East SRF is a key component of this.

Land to the south and east is in the HS2 safeguarding area. It is expected that the safeguarded land would facilitate the construction of HS2 infrastructure and could subsequently be developed for commercial uses.

Description of development

The application seeks approval for non material amendments to application ref no127317/FO/2020 which approved the following:

Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m²) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings. The development is currently under construction.

This application seeks to reword conditions C11a (Soft Landscaping) and 17 (Acoustic insulation-commercial)

The proposed minor amendments to the consented scheme are summarised below:

- Amendments to ground floor door design;
- Increase in width of rain gardens and reduce the width of the highway by 0.5m; and
- Amend the performance requirements in terms of acoustic insulation for the ground floor commercial units.

The original consented drawings showed double leaf doors throughout the residential and retail areas on the ground floor of the development. As part of the detailed design development of the project post planning, it was found that the unobstructed clear opening widths provided by double (equal leaf) doors did not meet the requirements of the Building Regulations, in terms of Part B Fire Safety and Part M Access to and use of buildings. Therefore, this change is required to ensure that the development meets the requirement of Building Regulations.

The amendments to the width of the rain gardens has resulted from the identification of below ground services. In order to avoid existing utilities infrastructure that would pose a potential hazard if works were undertaken as currently proposed, it is proposed to increase the width of the rain gardens from 1.5m to 2m. This would whilst avoiding the below ground infrastructure enabling the provision of the minimum rooting volumes required for the currently specified trees, and the retention of the approved tree numbers.

Such change would have the effect of reducing the width of the highway by c.0.5m, however due to the width of the existing parking bays which will be removed, the width of the highway would not be impacted overall. Moreover, the proposals would have no impact on the proposed drainage scheme.

This change has been agreed with MCC Highways, as per the Section 278 agreement.

Since consent was granted MCC have amended their noise criteria in relation to entertainment noise. The design team had encountered a number of design challenges in terms of meeting the previous noise criteria but can meet the revised targets.

Consultations & Notification Responses

Head of Environmental Health – Confirmed pre-application that they had no objection to the amendment of condition 17.

Issues

Condition 2 (Approved Dwgs and Documents)

Original under 134803/NMC/2022

The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) 001 - 001 - LOCATION PLAN and 001 - 002 - SITE PLAN

(b) 010 - 001 - DEMOLITION PLAN

(c) 011 - 000 - GROUND FLOOR Rev 2, 011 - 001 - MEZZANINE, 011 - 002 - LEVEL 01, 011 - 003 - LEVEL 02 TO 06, 011 - 004 - LEVEL 07, 011 - 005 - LEVEL 08 TO 09, 011 - 006 - LEVEL 10 TO 13, 011 - 007 - LEVEL 14, 011 - 008 - LEVEL 15 TO 20 and 011 - 009 - LEVEL 21 TO 24;

(d) CAS AXIS BU1 L00 DR A 00-2100 Rev P01, 012 - 002 - PLAN LAYOUT - Lv 02 to 06, CAS AXIS BU1 L01 DR A 00-2101 Rev P00, 012 - 004 - PLAN LAYOUT - Lv 08 to 09, 012 - 005 - PLAN LAYOUT - Lv 10 to 13, 012 - 006 - PLAN LAYOUT - Lv 14, 012 - 007 - PLAN LAYOUT - Lv 15 to 20, 012 - 008 - PLAN LAYOUT - Lv 21 to 24 as amended by CAS-AXIS-BU1-L21-DR-A-00-2102 Rev P00, 020 - 004 - LONGACRE ST ELEVATION, HST-CRL-ZZ-M3-A-0001 - Sheet - 020 - 001 - CONTEXT ELEVATION, CAS-AXIS-BU1-XX-DR-A-SK-013, CAS-AXIS-BU1-XX-DR-A-SK-014 P00, CAS-AXIS-BU1-XX-DR-A-00-2503 Rev P02, CAS-AXIS-BU1-XX-DR-A-00-2504 Rev P02, HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 001 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 002 - BAY STUDY - LV 11 TO 14 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 003 - BAY STUDY - LV 19 TO 22 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 030 - 001 - SECTION A-A, HST-CRL-ZZ-M3-A-0001 - Sheet - 030 - 002 - SECTION B-B, 0799-RFM-XX-00-DR-L-0009 Illustrative Sections Level 00, 0799-RFM-XX-00-DR-L-0012 Illustrative GA Level 00; (e) 0799-RFM-XX-00-DR-L-0013 Planting Strategy, 0799-RFM-XX-00-DR-L-0014 Illustrative Terrace Sections, 0799-RFM-XX-00-DR-L-0015 Roof Terrace GAs, 0799-RFM-XX-00-DR-L-8001-Planting Details, 190002-CRL-ZZ-ZZ-DR-A-21-001 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), 190002-CRL-ZZ-ZZ-DR-A-21-002 - BAY STUDY - LV 11 TO 14 (LONGACRE ELEVATION), 190002-CRL-ZZ-ZZ-DR-A-21-003 - BAY STUDY - LV 19 TO 22 (HEYROD ELEVATION) and 190002-CRL-ZZ-ZZ-DR-A-21-004 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION);

(e) Curtins Post Submission Response 02-09-20 Surface Water Drainage and SuDS Proposals

(f) Curtins Post Submission Response 02-09-20 (Highways Works)

(g) Turleys e-mails 127317/FO/2020- Plot D - Comments on Submission 1 (points 2, 6, 7 and 8) and dated 08.10.20 points 3, 4, 5 and 7;

(h) Land at Heyrod Street, Piccadilly East, Waste Management Strategy, Curtins Ref: 75424-CUR-00-XX-RP-TP-003, Revision: V03 Dated: 29 June 2020 (Residential only)

(i) Recommendations in sections 3, 4, 5 and 6 of the Crime Impact Assessment Version A 30-06-20; and

(j) Callison RTKL Design and Access Statement June 2020, Heyrod Street, Rev01 - 22.07.2020 - Section 4.1- Summary of proposed scheme;

(k) Land at Heyrod Street, Manchester, Archaeological Desk-Based, Assessment: Report No: 3486 R01 June 2020 by Nexus Heritage;

(l) Mitigation Measures detailed within Chapter 15 of Heyrod Street, Manchester, Environmental Impact Assessment Environmental Impact Assessment, ES Vol 2 Environmental Statement, June 2020 by Turleys

(m) Inclusions of measures and targets set out in Crookes Walker Heyrod Street, Manchester Planning Report, Energy & Environmental Standards Statement Rev O dated 25/06/2020

(n) Implementation of Broadband installation in accordance with Pager Power Broadband Connectivity Assessment, Heyrod Street, Piccadilly East Packaged, Living Limited, May, 2020

(o) On the basis of the Air Quality Assessment Chapter 10 of the ES -Heyrod Street, Manchester, Environmental Impact Assessment ES Vol2 June 2020 by Turleys

(p) Measures and recommendations within 2 Heyrod Street, Manchester, Flood Risk Assessment and Drainage Strategy, Curtins Ref: 075424-CUR-00-XX-RP-C-92000, Revision: V02, Issue Date: 25 June 202; and

(q) Pager Power, Television Baseline Survey Report, Heyrod Street, Piccadilly East, Packaged Living Limited May 2020 and mitigation measures set out within.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

Proposed

The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) 001 - 001 - LOCATION PLAN and 001 - 002 - SITE PLAN

(b) 010 - 001 - DEMOLITION PLAN

(c) 011 - 000 - GROUND FLOOR Rev 2, 011 - 001 - MEZZANINE, 011 - 002 - LEVEL 01, 011 - 003 - LEVEL 02 TO 06, 011 - 004 - LEVEL 07, 011 - 005 - LEVEL 08 TO 09, 011 - 006 - LEVEL 10 TO 13, 011 - 007 - LEVEL 14, 011 - 008 - LEVEL 15 TO 20 and 011 - 009 - LEVEL 21 TO 24;

(d) CAS AXIS BU1 L00 DR A 00-2100 Rev P01, 012 - 002 - PLAN LAYOUT - Lv 02 to 06, CAS AXIS BU1 L01 DR A 00-2101 Rev P00, 012 - 004 - PLAN LAYOUT - Lv 08 to 09, 012 - 005 - PLAN LAYOUT - Lv 10 to 13, 012 - 006 - PLAN LAYOUT - Lv 14, 012 - 007 - PLAN LAYOUT - Lv 15 to 20, 012 - 008 - PLAN LAYOUT - Lv 21 to 24 as amended by CAS-AXIS-BU1-L21-DR-A-00-2102 Rev P00, 020 - 004 - LONGACRE ST ELEVATION, HST-CRL-ZZ-M3-A-0001 - Sheet - 020 - 001 - CONTEXT ELEVATION, CAS-AXIS-BU1-XX-DR-A-11-0203 CO2, CAS-AXIS-BU1-XX-DR-A-11-202 C02, CAS-AXIS-BU1-XX-DR-A-00-2503 Rev P02, CAS-AXIS-BU1-XX-DR-A-00-2504 Rev P02, HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 001 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 002 - BAY STUDY - LV 11 TO 14 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 003 - BAY STUDY - LV 19 TO 22 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 030 - 001 - SECTION A-A, HST-CRL-ZZ-M3-A-0001 - Sheet - 030 - 002 - SECTION B-B, 0799-RFM-XX-00-DR-L-0009 Illustrative Sections Level 00, 0799-RFM-XX-00-DR-L-0012 Illustrative GA Level 00; (e) 0799-RFM-XX-00-DR-L-0013 Planting Strategy, 0799-RFM-XX-00-DR-L-0014 Illustrative Terrace Sections, 0799-RFM-XX-00-DR-L-0015 Roof Terrace GAs, 0799-RFM-XX-00-DR-L-

8001-Planting Details, 190002-CRL-ZZ-ZZ-DR-A-21-001 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), 190002-CRL-ZZ-ZZ-DR-A-21-002 - BAY STUDY - LV 11 TO 14 (LONGACRE ELEVATION), 190002-CRL-ZZ-ZZ-DR-A-21-003 - BAY STUDY - LV 19 TO 22 (HEYROD ELEVATION) and 190002-CRL-ZZ-ZZ-DR-A-21-004 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION);

(e) Curtins Post Submission Response 02-09-20 Surface Water Drainage and SuDS Proposals

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(q) Pager Power, Television Baseline Survey Report, Heyrod Street, Piccadilly East, Packaged Living Limited May 2020 and mitigation measures set out within.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

Condition 11 as approved under application ref no CDN/22/0642

Original

Condition11 : On the basis of the implementation of the following:

a (hard and soft landscaping): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P01, CAS-RFM-XX-GF-DR-L-19-0025 P01, CAS-RFM-XX-ZZ-DR-L-19-8012 P01;

b (Biodiversity): Dwgs CAS-RFM-XX-L21-DR-L-19-8011 P01,CAS-RFM-XX-L21-DR-L-19-0024 P01,CAS-RFM-XX-GF-DR-L-19-0025, CAS-RFM-XX-ZZ-DR-L-19-0026 P01 and CAS-RFM-XX-ZZ-DR-L-19-0027 P01;

c (Tree planting Longacre): Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 P01 and CAS-RFM-XX-00-L0-DR-L-19-0025;

d (Tree Planting specification) : Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 PO1;

f (Planting to External Terraces): Dwgs CAS-RFM-XX-L21-DR-L-19-0024 P01,CAS-RFM-XX-GF-DR-L-19-0025 and CAS-RFM-XX-ZZ-DR-L-19-0026 P01;

g (Furniture): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P01, 0799-RFM-XX-00-SP-L-0003-S2-P03, CAS-RFM-XX-GF-DR-L-19-8013 P01 and CAS-RFM-XX-L01-DR-L-19-8009 P01;

h(Street Lighting): Dwg CAS-RFM-XX-GF-DR-L-19-8013 P01;

and Note on Consideration of Age-Friendly Design for Older and Disabled People (doc ref. 0799-RFM-XX-RP-L-0003-S2-P03), prepared by re-form

the condition is discharged.

Proposed

The development shall be implemented in accordance with the following:

a (hard and soft landscaping): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P02, CAS-RFM-XX-GF-DR-L-19-0025 P01, CAS-RFM-XX-ZZ-DR-L-19-8012 P01;

b (Biodiversity): Dwgs CAS-RFM-XX-L21-DR-L-19-8011 P01,CAS-RFM-XX-L21-DR-L-19-0024 P01,CAS-RFM-XX-GF-DR-L-19-0025, CAS-RFM-XX-ZZ-DR-L-19-0026 P01 and CAS-RFM-XX-ZZ-DR-L-19-0027 P01;

c (Tree planting Longacre): Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 P01 and CAS-RFM-XX-00-L0-DR-L-19-0025;

d (Tree Planting specification) : Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 PO1;

f (Planting to External Terraces): Dwgs CAS-RFM-XX-L21-DR-L-19-0024 P01,CAS-RFM-XX-GF-DR-L-19-0025 and CAS-RFM-XX-ZZ-DR-L-19-0026 P01;

g (Furniture): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P01, 0799-RFM-XX-00-SP-L-0003-S2-P03, CAS-RFM-XX-GF-DR-L-19-8013 P01 and CAS-RFM-XX-L01-DR-L-19-8009 P01;

h(Street Lighting): Dwg CAS-RFM-XX-GF-DR-L-19-8013 P01;

and Note on Consideration of Age-Friendly Design for Older and Disabled People (doc ref. 0799-RFM-XX-RP-L-0003-S2-P03), prepared by re-form

Condition 17 (Noise Commercial)

Original

Before the development commences a scheme for acoustically insulating the ground floor commercial to ensure that there is no unacceptable level of noise transfer from the ground floor uses to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Proposed

Before the development commences a scheme for acoustically insulating the ground floor commercial to ensure that there is no unacceptable level of noise transfer from the ground floor uses to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Principle of the changes as a non material amendment

The proposed amendments would not result in any material change in the scale and massing of the proposed building or the external appearance of the scheme as a whole. There will therefore be no perceivable additional impact upon the amenity of neighbouring residents or occupiers as a result of the proposed small-scale amendments.

The proposed amendments relate to changes and issues emerging from detailed design, technical development and site surveys. The changes to the rain garden would have a positive benefit of providing additional green infrastructure. The changes to the doors are necessary to comply with building regulations but would not undermine the overall quality of the proposals.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

2) The proposed amendments relate to changes resulting from detailed design development. In terms of the facades this involves changes to doorways resulting from building control

requirements. In terms of the changes to the landscaping this follows the identification of utilities which would impact on the delivery of the approved public realm. Changes to condition 17 are a result work to specify the ground floor glazing to the ground floor commercial units and amended City Council requirements in relation to and the acoustic performance required within the commercial units in terms entertainment noise

11) Condition11 : On the basis of the implementation of the following:

a (hard and soft landscaping): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P02, CAS-RFM-XX-GF-DR-L-19-0025 P01, CAS-RFM-XX-ZZ-DR-L-19-8012 P01;

b (Biodiversity): Dwgs CAS-RFM-XX-L21-DR-L-19-8011 P01,CAS-RFM-XX-L21-DR-L-19-0024 P01,CAS-RFM-XX-GF-DR-L-19-0025, CAS-RFM-XX-ZZ-DR-L-19-0026 P01 and CAS-RFM-XX-ZZ-DR-L-19-0027 P01;

c (Tree planting Longacre): Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 P01 and CAS-RFM-XX-00-L0-DR-L-19-0025;

d (Tree Planting specification) : Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 PO1;

f (Planting to External Terraces): Dwgs CAS-RFM-XX-L21-DR-L-19-0024 P01,CAS-RFM-XX-GF-DR-L-19-0025 and CAS-RFM-XX-ZZ-DR-L-19-0026 P01;

g (Furniture): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P01, 0799-RFM-XX-00-SP-L-0003-S2-P03, CAS-RFM-XX-GF-DR-L-19-8013 P01 and CAS-RFM-XX-L01-DR-L-19-8009 P01;

h(Street Lighting): Dwg CAS-RFM-XX-GF-DR-L-19-8013 P01;

and Note on Consideration of Age-Friendly Design for Older and Disabled People (doc ref. 0799-RFM-XX-RP-L-0003-S2-P03), prepared by re-form

17) Before the development commences a scheme for acoustically insulating the ground floor commercial to ensure that there is no unacceptable level of noise transfer from the ground floor uses to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Area Team Boundary - Name: CENTRAL