



1.0 The approved application

Reference Number

132489/FO/2021

Committee Date

30/06/2022

Description

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 C2) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.



2.0 Summary of Proposed Amendments

Summary

This application seeks to change elements of the scheme that do not affect key characteristics of what was approved by Manchester City Council in June 2022

Elements that will remain UNCHANGED include:

- The overall height and intermediate heights of each of the massing elements
- The materiality strategy and visual appearance

Internal layout

- L1. Swimming Pool inclusion at basement. It will be placed under the private landscape area. It will incorporate a skylight to allow for natural light into the space, integrated within the landscape. Number of parking places reduced, disabled and EV places maintained.. No changes to cycle provisions.
- L2. Level 31/32 mix update. Inclusion of 2 no. 3 beds in lieu of 4 no. 1 bed units at level 31.Inclusion of 6 no. 3 bed units in lieu of 8 no. 2 bed units at level 32. No changes to the external facade occur with this variation.

Unit Numbers

Approved	3 Bed units: 2	[0.4%]
	2 Bed units: 321	[66.7%]
	1 Bed units: 158	[32.8%]
	Total: 481	
Revised	3 Bed Units: 10	[2.0%]
	2 Bed Units: 313	[65.6%]
	1 Bed Units: 154	[32.3%]
	Total: 477	

Parking Numbers

Approved	Standard: 27	[58%]
	Disabled: 10	[21%]
	EV: 10	[21%]
	Total: 47	[c. 10%]
Revised	Standard: 18	[48%]
	Disabled: 10	[26%]
	EV: 10	[26%]
	Total: 38	[c. 8%]

3.0 Drawings

Building Number	Drawing Type	Drawing Name	Drawing Number	Revision	Scale at A3	Status	Notes
1.0 Context Drawings							
Z0	Plan	Site Wide - Existing Location Site Plan	10376-SHP-Z0-A-B5D8-G100-XP-XX-001	P01	1:1000	Planning issue	
Z0	Plan	Site Wide - Existing Site Plan	10376-SHP-Z0-A-B5D8-G100-XP-XX-002	P01	1:500	Planning issue	
Z0	Plan	Site Wide - Reference Plan	10376-SHP-Z0-A-B5D8-G100-PL-XX-001	P02	1:1000	Planning issue	
Z0	Elevation	Site Wide - Existing Great Ancoats Street Elevation	10376-SHP-Z0-A-B5D8-G100-XE-EE-001	P01	1:1000	Planning issue	
Z0	Elevation	Site Wide - Existing Port Street Elevation	10376-SHP-Z0-A-B5D8-G100-XE-EN-001	P01	1:1000	Planning issue	
2.0 Site Wide Plans							
Z0	Plan	GA Plan - Level B1 Basement	10376-SHP-Z0-A-B5D8-G200-PL-B1-001	P04	1:500	Planning issue	
Z0	Plan	GA Plan - Level 00	10376-SHP-Z0-A-B5D8-G200-PL-00-001	P03	1:500	Planning issue	
Z0	Plan	GA Plan - Typical Level 01-06	10376-SHP-Z0-A-B5D8-G200-PL-TY-001	P02	1:500	Planning issue	
Z0	Plan	GA Plan- Level 07	10376-SHP-Z0-A-B5D8-G200-PL-07-001	P02	1:500	Planning issue	
Z0	Plan	GA Plan - Level 08	10376-SHP-Z0-A-B5D8-G200-PL-08-001	P02	1:500	Planning issue	
Z0	Plan	GA Plan - Level 09	10376-SHP-Z0-A-B5D8-G200-PL-09-001	P02	1:500	Planning issue	
Z0	Plan	GA Plan - Level 10	10376-SHP-Z0-A-B5D8-G200-PL-10-001	P02	1:500	Planning issue	
Z0	Plan	GA Plan - Typical Level 11-30	10376-SHP-Z0-A-B5D8-G200-PL-TY-002	P05	1:500	Planning issue	Typical levels change
Z0	Plan	GA Plan - Level 31	10376-SHP-Z0-A-B5D8-G200-PL-31-001	P04	1:500	Planning issue	
Z0	Plan	GA Plan - Typical Level 32	10376-SHP-Z0-A-B5D8-G200-PL-TY-003	P06	1:500	Planning issue	
Z0	Plan	GA Plan - Roof level	10376-SHP-Z0-A-B5D8-G200-PL-RF-001	P02	1:500	Planning Issue	
Z0	Plan	GA Plan - Top of Parapet	10376-SHP-Z0-A-B5D8-G200-PL-RF-002	P02	1:500	Planning issue	
5.0 Site Wide Elevations & Sections							
Z0	Elevation	GA Elevation - Great Ancoats Street	10376-SHP-Z0-A-B5D8-G200-EL-EE-001	P03	1:500	Planning issue	
Z0	Elevation	GA Elevation - Port Street	10376-SHP-Z0-A-B5D8-G200-EL-EN-001	P03	1:500	Planning issue	
Z0	Elevation	GA Elevation - South East	10376-SHP-Z0-A-B5D8-G200-EL-ES-001	P03	1:500	Planning issue	
Z0	Elevation	GA Elevation - South West	10376-SHP-Z0-A-B5D8-G200-EL-EW-001	P03	1:500	Planning issue	
Z0	Section	GA Elevation - Section AA	10376-SHP-Z0-A-B5D8-G200-SE-AA-001	P04	1:500	Planning issue	
Z0	Section	GA Elevation - Section BB	10376-SHP-Z0-A-B5D8-G200-SE-BB-001	P03	1:500	Planning issue	
Z0	Section	GA Elevation - Section CC	10376-SHP-Z0-A-B5D8-G200-SE-CC-001	P04	1:500	Planning issue	
Z0	Section	GA Elevation - Section DD	10376-SHP-Z0-A-B5D8-G200-SE-DD-001	P04	1:500	Planning issue	
Z0	Section	GA Elevation - Section EE	10376-SHP-Z0-A-B5D8-G200-SE-EE-001	P03	1:500	Planning issue	
8.0 Detailed Elevations							
Z0	Detail	Tower - Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-001	P02	1:50	Planning issue	
Z0	Detail	Tower - Typical Detailed Elevation with Fins	10376-SHP-Z0-A-B5D8-G251-DE-XX-002	P02	1:50	Planning issue	
Z0	Detail	Tower - Parapet Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-003	P03	1:50	Planning issue	
Z0	Detail	Tower - Typical Ground Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-004	P03	1:50	Planning issue	
Z0	Detail	Podium - Port Street Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-005	P02	1:50	Planning issue	
Z0	Detail	Podium - Great Ancoats Street Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-006	P02	1:50	Planning issue	
Z0	Detail	Podium - Brownsfield Mill Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-007	P02	1:50	Planning issue	
Z0	Detail	Podium - Courtyard Glazed Loggia Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-008	P02	1:50	Planning issue	
Z0	Detail	Podium - Great Ancoats Street Block Balconies Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-009	P03	1:50	Planning issue	
Z0	Detail	Podium - Brownsfield Mill Parapet Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-010	P03	1:50	Planning issue	
Z0	Detail	Podium - Typical Ground Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-011	P03	1:50	Planning issue	
8.0 Residential area schedule							
Z0	Schedule	Residential Area Schedule	10376-SHP-Z0-A-B5D8-Z100-SC-XX-001		NA	Planning issue	part of the DAS

TARIFF STREET

ROCHDALE CANAL

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DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.
INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.
ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.
THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

NOTE:

- Planning boundary
- Car park
- Cycle store
- Refuse

- Amenity
- Commercial Use Class E
- Management suite
- Plant

- 1 Bed Apartment
- 2 Bed Apartment
- 2 Bed Duplex Apartment
- 3 Bed Apartment



Port Street

PLANNING ISSUE

GA Plan
Level B1 Basement

10376-SHP-Z0-A-B5D8-G200-PL-B1-001

April 2022

P03

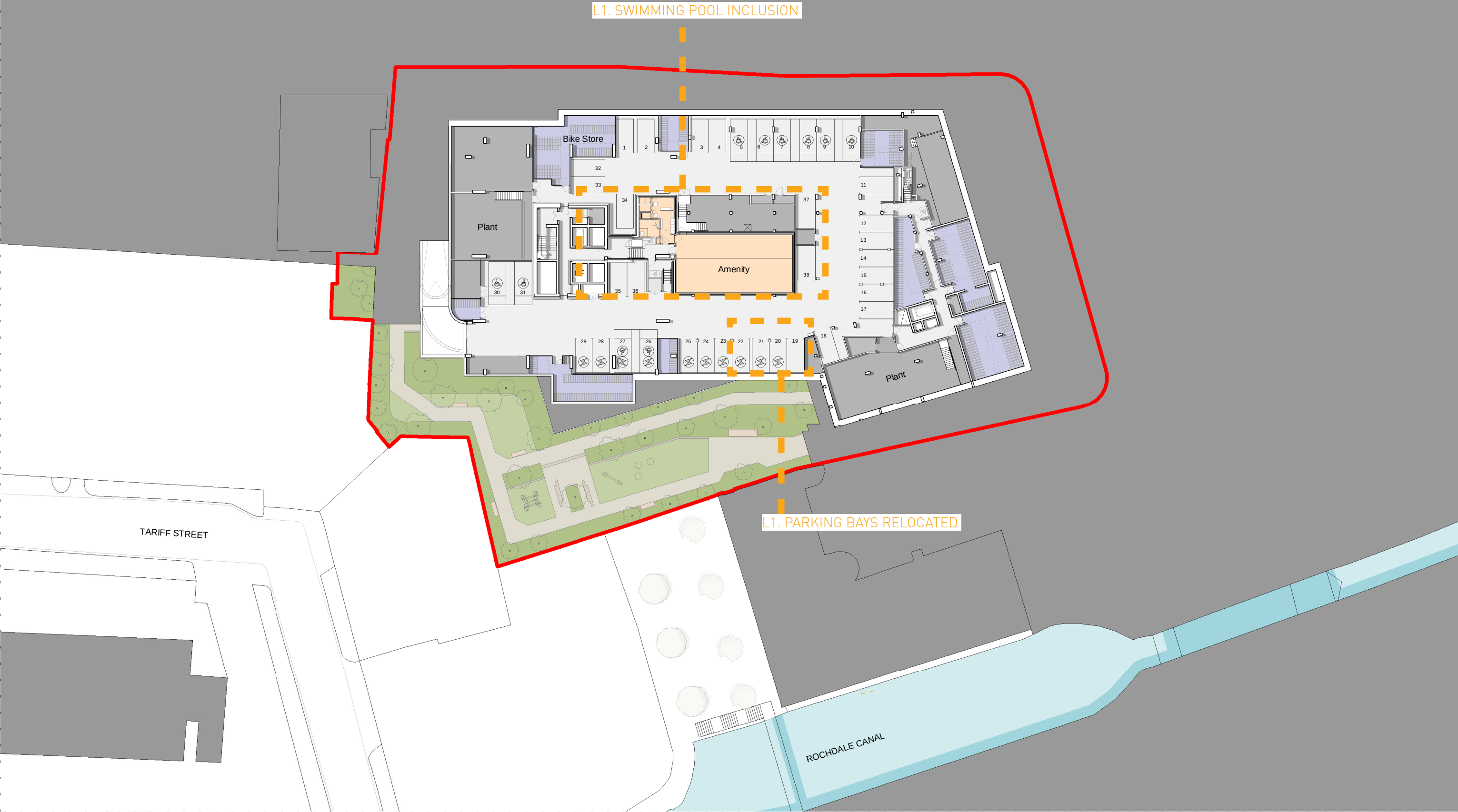
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NOTE:

Planning boundary

Car park

Cycle store

Refuse

Amenity

Commercial Use Class E

Management suite

Plant

1 Bed Apartment

2 Bed Apartment

2 Bed Duplex Apartment

3 Bed Apartment

Port Street

PLANNING ISSUE

GA Plan

Level B1 Basement

10376-SHP-Z0-A-B5D8-G200-PL-B1-001

January 2023

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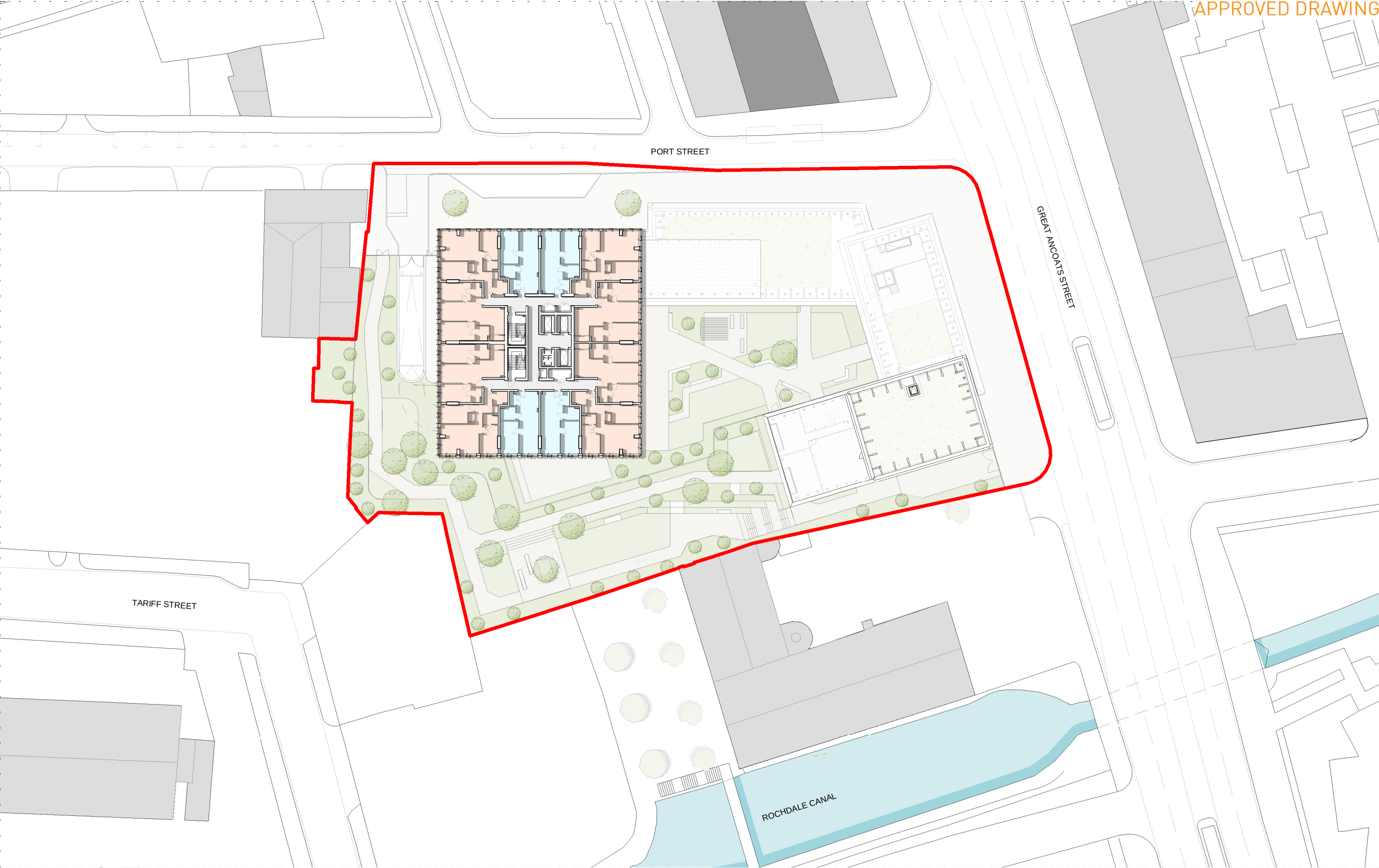
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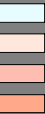
NOTE:



Planning boundary
Car park
Cycle store
Refuse



Amenity
Commercial Use Class E
Management suite
Plant



1 Bed Apartment
2 Bed Apartment
2 Bed Duplex Apartment
3 Bed Apartment



Port Street

PLANNING ISSUE

GA Plan
Typical Level 11-31

10376-Z0-SHP-A-B5D8-G200-PL-TY-002

July 2022

P04

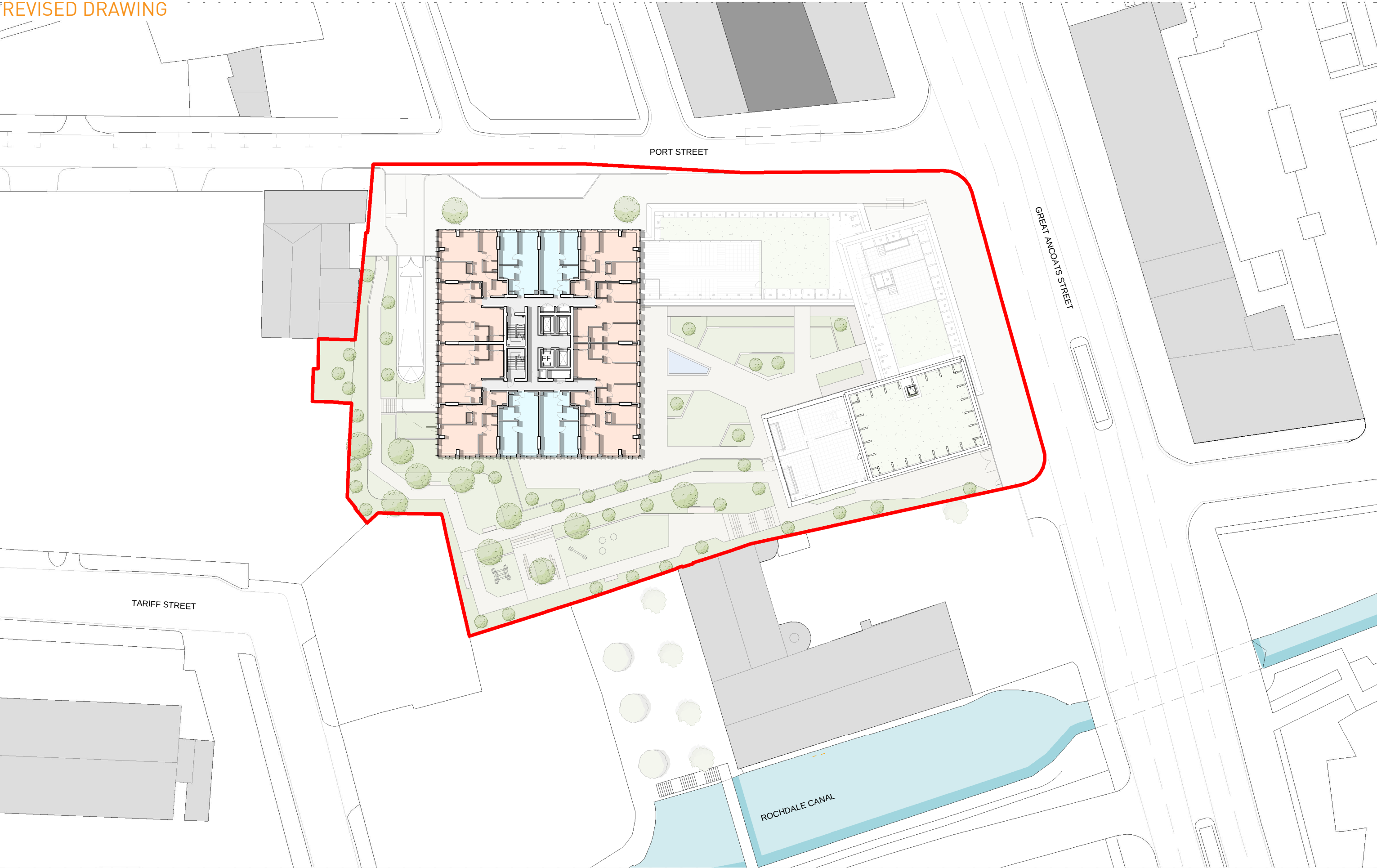
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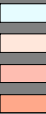
NOTE:



Planning boundary
Car park
Cycle store
Refuse



Amenity
Commercial Use Class E
Management suite
Plant



1 Bed Apartment
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2 Bed Duplex Apartment
3 Bed Apartment



Port Street

PLANNING ISSUE

GA Plan
Typical Level 11-30

10376-SHP-Z0-A-B5D8-G200-PL-TY-002

January 2023

P05

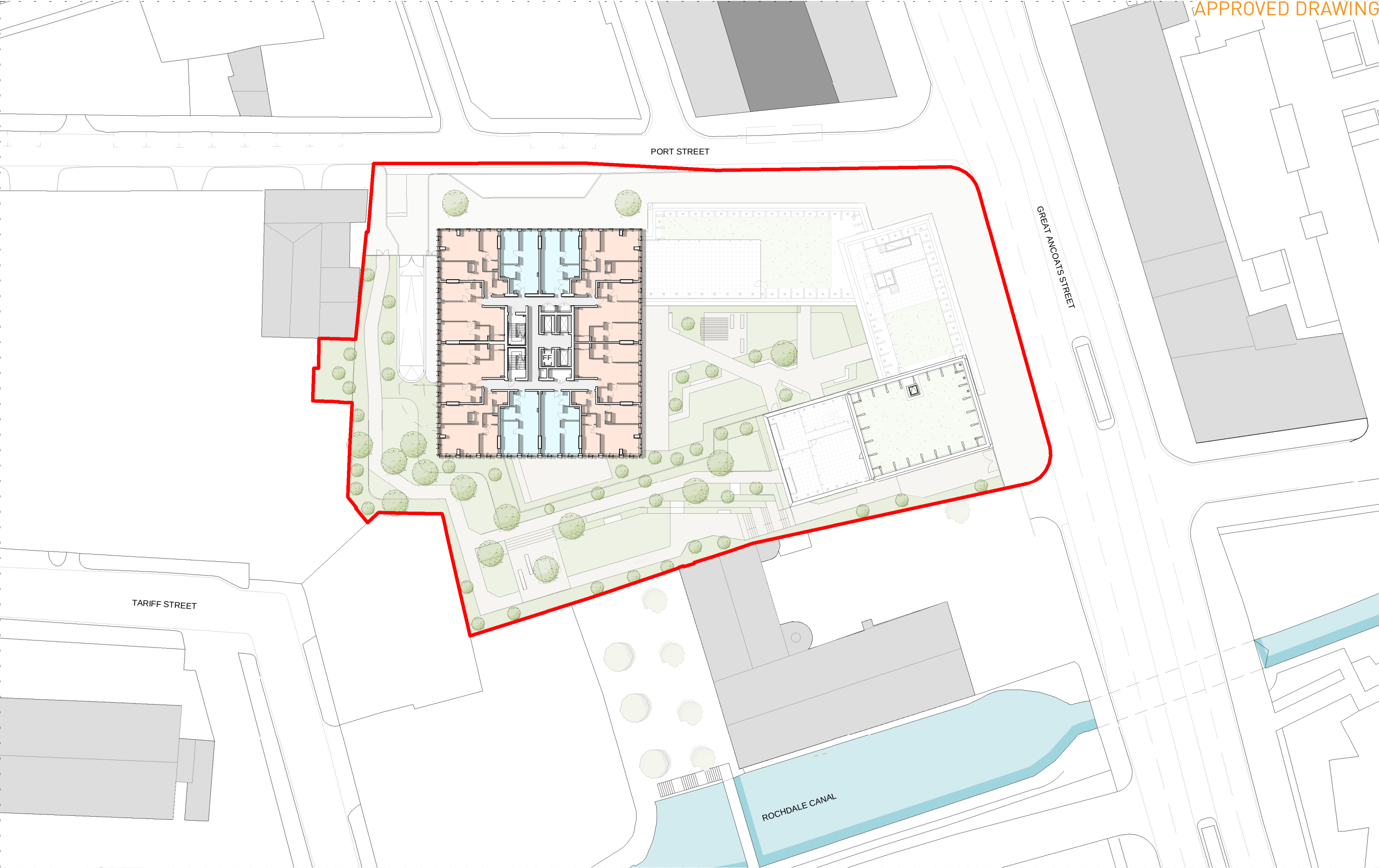
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Port Street

PLANNING ISSUE

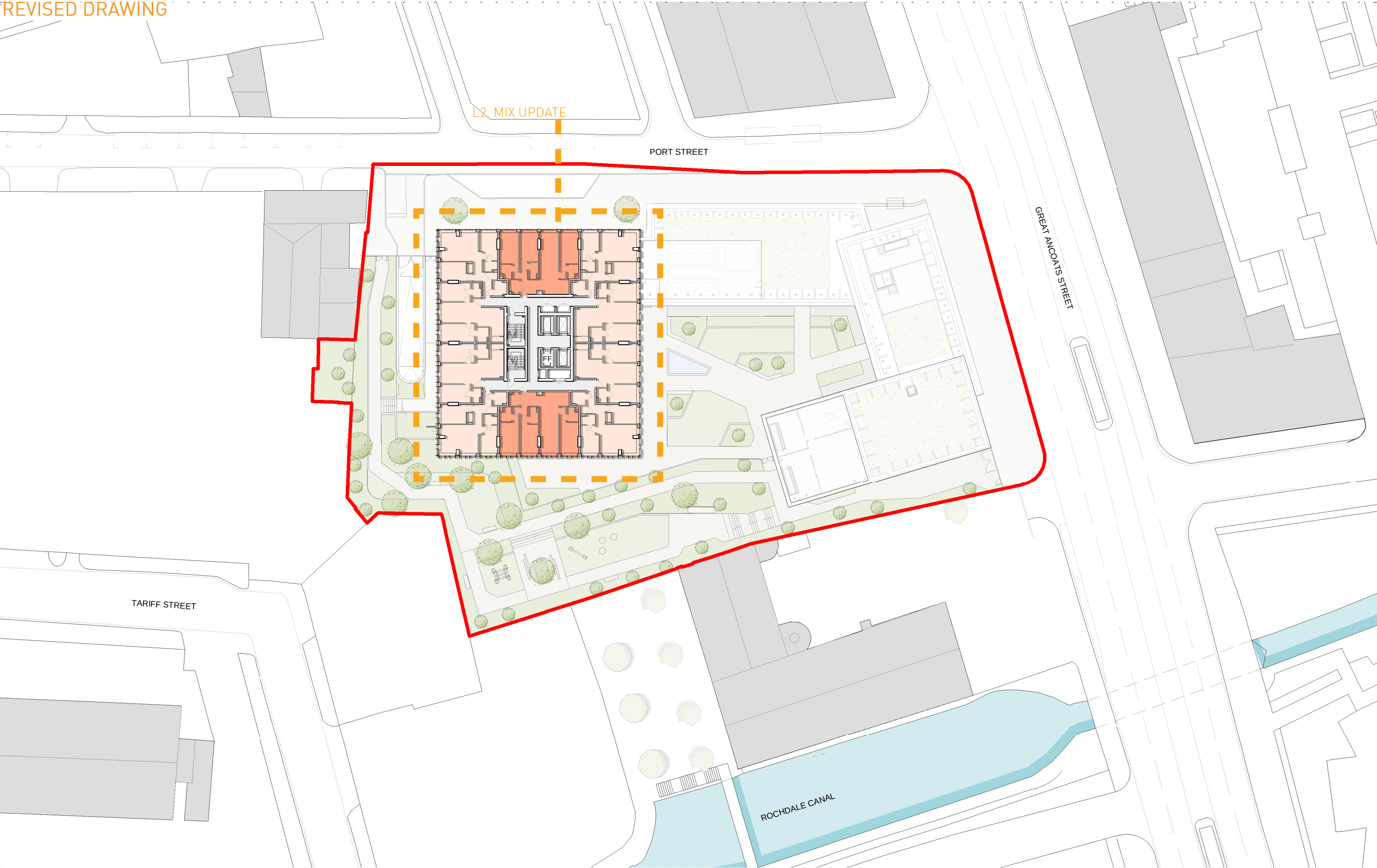
GA Plan
Typical Level 11-31

10376-Z0-SHP-A-B5D8-G200-PL-TY-002	
July 2022	P04
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- 3 Bed Apartment



Port Street

PLANNING ISSUE

GA Plan
Level 31

10376-SHP-Z0-A-B5D8-G200-PL-31-001

January 2023

P04

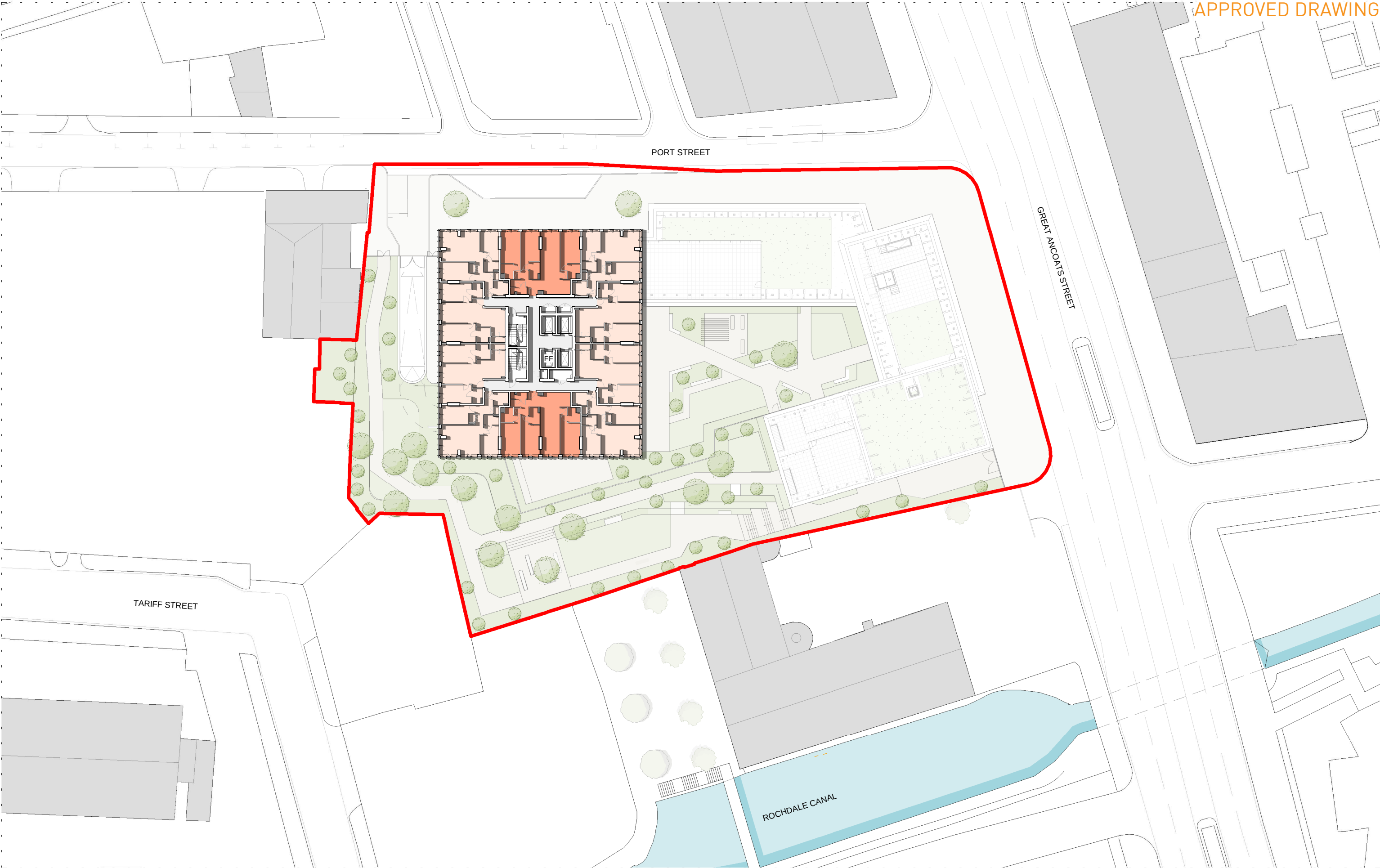
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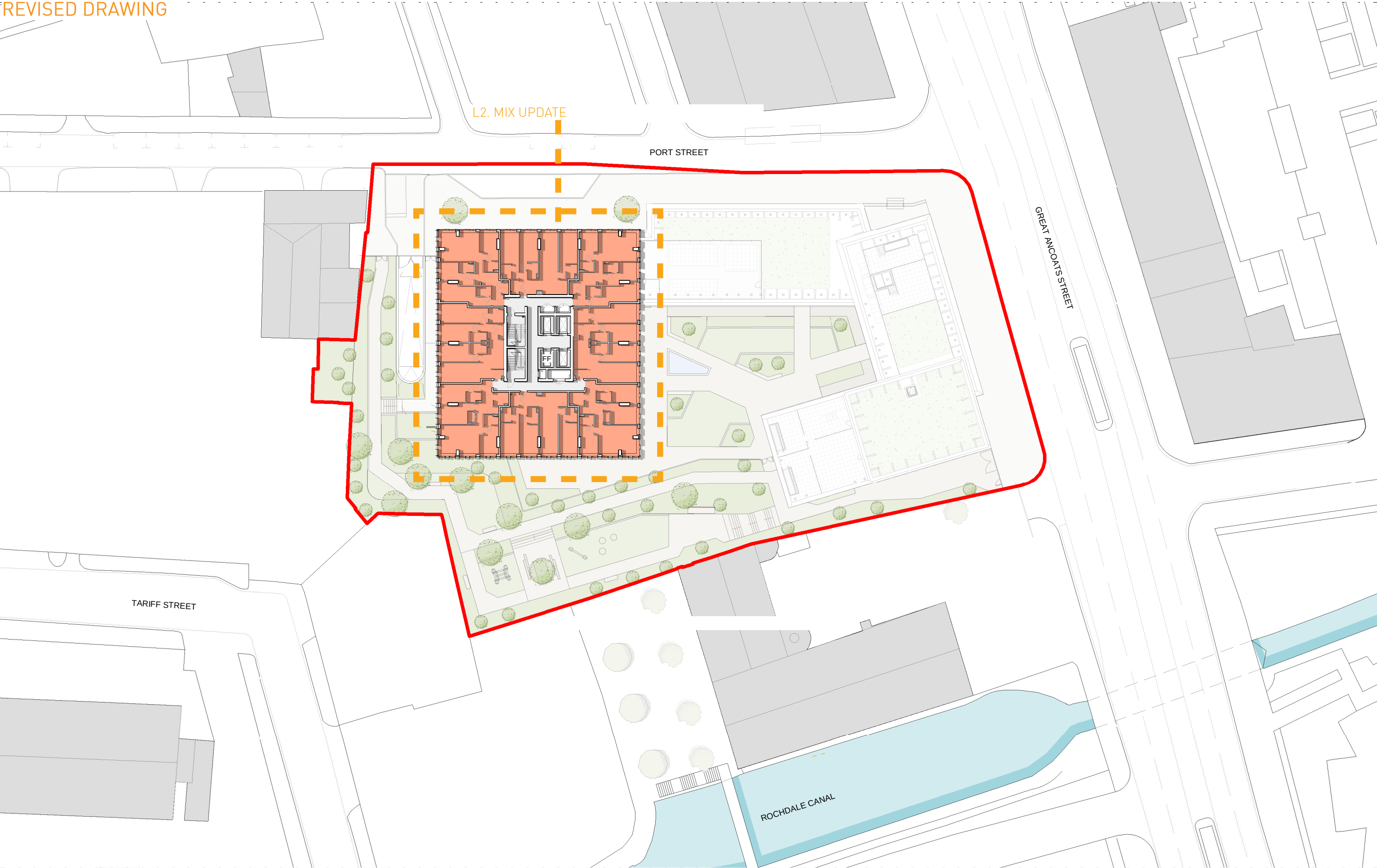
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Port Street	10376-Z0-SHP-A-B5D8-G200-PL-TY-003	
PLANNING ISSUE	July 2022	P04
GA Plan Typical Level 32	10376	1 : 500 @A3

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NOTE:

	Planning boundary		Amenity		1 Bed Apartment
	Car park		Commercial Use Class E		2 Bed Apartment
	Cycle store		Management suite		2 Bed Duplex Apartment
	Refuse		Plant		3 Bed Apartment

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PLANNING ISSUE	January 2023	P06	
GA Plan Typical Level 32	10376	1 : 500 @A3	

