

27 June 2022

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

F.A.O Lucy Harrison

Dear Lucy,

Talbot Mill – Application for Minor Material Amendments to Planning Permission Ref: 117595/FO/2017

This covering letter has been prepared in support of a planning application under Section 73 of the Town and Country Planning Act 1990 (as amended) in order to make a Minor Material Amendment (“MMA”) to Planning Permission 117595/FO/2017 in relation to Condition 2 (‘Approved Plans’), 3 (‘Contract for Building Works’), 4 (‘WSI’), 6 (‘Geo-Environmental’), 7 (‘LLA’), 8 (‘CMP’), 10 (‘Samples Programme’), 11 (‘Samples Programme – Public Realm’), 12 (‘Drainage’), 14 (‘Signal Reception’), 15 (‘Detail Design’), and 23 (‘CIS’).

The applicant is Capital & Centric (Adored) Ltd.

The proposed design is the result of further design development which is considered to result in a notably improved scheme from the previous approved iteration, offering a more sensitive approach to the existing mill buildings, including greater retention of the existing building fabric. The amendments proposed will also simplify the site logistics and the construction sequencing on Site, allowing the scheme to remain economically viable whilst still not compromising on a high-quality residential offer.

Meetings have been held with planning officers at Manchester City Council to discuss and agree the proposed amendments, which are summarised below:

- External alterations to Mill 1 including retention of the original rear façade, alterations to Mill 2 and a slight increase in height to the new build (the latter of which was agreed by a previous Section 73 application in 2019);
- Decrease in overall residential unit provision to 189 units (reduced from 202 units);
- Redesign of the landscape and access routes, including the introduction of a raised podium within the central courtyard;

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- Relocation of the sub-station to sit more cohesively within the landscape design;
- Retention of Time Keeper's Lodge closer to its original location.

The proposed amendments do not materially alter the scale, quality or proposed use of the Proposed Development, and will contribute towards the successful delivery of residential units within the city of Manchester, in addition to supporting the planning and regeneration benefits associated with refurbishment of a non-designated heritage asset. On this basis it has been agreed the amendments can be progressed via a Section 73 application.

The proposed description of development is as follows:

Variation of Condition 2 ('Approved Plans'), 3 ('Contract for Building Works'), 4 ('WSI'), 6 ('Geo-Environmental'), 7 ('LLA'), 8 ('CMP'), 10 ('Samples Programme'), 11 ('Samples Programme – Public Realm'), 12 ('Drainage'), 14 ('Signal Reception'), 15 ('Detail Design'), and 23 ('CIS') of planning permission 117595/FO/2017 to allow the following amendments: omission of Mill 1 extension; reduction of Mill 2 extension; increase in height of new building; changes to fenestration on the new building and Mill 1; and landscape changes.

The proposed amended wording for these conditions is included at Appendix B.

1 Planning History

Planning Permission 117595/FO/2017 was granted on 22 March 2018 for the following:

Conversion of the Talbot Mill complex to create 114 residential apartments (Use Class C3), including rooftop extensions to Mill 1 and 2, and rear extension to Mill 1; demolition of Buildings A, B and C; retrospective application for demolition of Building E; erection of a 9 storey building plus 1 basement level, to provide 88 residential apartments (Use Class C3); and creation of new landscaped courtyard, lighting and other associated works.

A number of conditions attached to this consent have now been discharged:

- Condition 3 (Contract for Development) was formally discharged via application reference CDN/17/0774 on 15 March 2019.
- A condition discharge application was submitted 12 December 2018 to discharge or partially discharge the following conditions associated with this permission via application reference CDN/18/0878:
 - 4 (archaeology)
 - 5 (birds)
 - 6a (ground contamination)
 - 7 (local labour agreement)
 - 8 (CMP)
 - 9 (carriageway survey)
 - 10 (materials programme)
 - 11 (public realm programme)
 - 12 (SuDS)

- 14a (TV reception)
- 15 (final design details)

Written confirmation that the pre-commencement elements of these conditions were considered discharged was received from MCC as Local Planning Authority, allowing works to commence on site 26 June 2020.

Please see Appendix B for a full summary of conditions attached to this consent. The outstanding detail will be dealt in line with the proposed time triggers.

1.1 Previous Amendment Applications

A previous Section 73 Application (Ref. 121351/JO/2018) was approved 13 February 2019 for the following:

Variation of Condition 2 (drawings) of planning permission 117595/FO/2017 to allow the following amendments: relocation and extension of Time Keeper's Lodge; landscape changes; increase in height of new building; changes to fenestration on the new building and on the extension to Mill 1; and additional windows to outrigger.

However, this consent has not been implemented and the following amendments have been superseded:

- relocation and extension of Time Keeper's Lodge;
- landscape changes;
- changes to fenestration on the extension to Mill 1; and
- additional windows to outrigger.

The following amendments remain and have been included within this Section 73 application:

- increase in height of new building; and
- changes to fenestration on the new building.

On this basis, this application seeks to amend the original, implemented 2017 consent.

A previous Section 96a Application was also approved in November 2018. Whilst this consent remains extant in perpetuity alongside the original permission, the drawings associated with this amendment have since been superseded and are therefore not referenced within this application.

1.2 Non-Material Amendment Application

A non-material amendment (s.96A) application is submitted alongside this application. The amendments proposed under this s.73 application require the description of development attached to the original permission to be amended. Specifically, the description of development needs amending due to the change in unit numbers proposed across Mill 1 and Mill 2, and the omission of the Mill 1 extension.

A change in the description of development cannot be progressed through a s.73 application, and therefore this will be progressed through the concurrent 96A application.

2 Consultation

This application for an updated scheme is submitted following pre-application consultation with the Local Planning Authority. Two meetings were held with the Planning Authority on the 19th February and 10th May 2022 at which the amendments proposed were discussed. It was agreed that all of the changes proposed could be progressed as a Variation of Condition Application ('minor material amendment' application – s.73) to the existing permission.

The amendments to the scheme were also discussed with Local Councillors at a meeting with Capital and Centric on 11th May 2022. Cllrs Igbon and Cllr Wright were in attendance, and both were supportive of the use of this site for residential development, and of the proposed new amendments to the original permission.

3 Proposed Amendments

The following amendments are proposed following detailed design development. These amendments are illustrated on the submitted plans and other supporting documents listed at the end of this letter.

3.1 New Build

The height of the new building in the original application was +50.080 AOD, this has now increased slightly to +50.505 AOD as per the approved 2019 S.73 application (Ref. 121351/JO/2018). This was due to further design development regarding the floor build up to allow for the service void. This design has not changed since the most recent amendment application.

Please refer to plans TM SKM (00) 231f, TM SKM (00) 233e and TM SKM (00) 234c.

In addition, the minor changes to window fenestration in the new build have not changed since the 2019 approved application and remain as part of this application.

3.2 Mill 1

It is now proposed that the extension to Mill 1 be omitted, and this footprint will instead accommodate additional external amenity space within the courtyard. The omission of the extension is considered to result in a more sensitive refurbishment of this building, more closely reflecting its original design and retaining the original façade facing into the courtyard. This change has resulted in alteration to the internal apartment layouts.

An existing outrigger on the rear façade will however be demolished due to its poor structural condition, this will be replaced by glazing, expressing the insertion of a new circulation core within the building

An additional single storey roof top extension is still proposed, albeit the footprint of this is significantly reduced in comparison to the previous S.73 application (Ref. 121351/JO/2018) scheme.

Given that the materiality and design intent of the Mill 1 extension remains as approved, and the massing will be smaller than the approved scheme, the changes are considered to be non-material.

Please refer to drawings TM-SKM-MX-XX-DR-A-00202, TM-SKM-MX-XX-DR-A-00203, TM-SKM-MX-XX-DR-A-00204 and TM-SKM-MX-XX-DR-A-00200.

3.3 Mill 2

The revised design seeks to retain the majority of existing structure, specifically, retaining a greater proportion of the roof. In the consented scheme the roof was to be demolished to enable the construction a 3-storey extension in its place. The amended scheme comprises a single storey roof top extension, and the set back at Level 3 has been omitted. Instead, windows will be reintroduced to this area of the facade, completing the monolithic massing of the building and again more sensitively reflecting the historic appearance of the building. To maximise the efficiency of the internal layout, this has resulted in a rearrangement of the residential units fronting Ellesmere Street.

The outrigger on the west elevation above the adjacent town house will need to be removed due to its poor structural condition. Windows will be introduced in the same locations as existing openings, ensuring alteration works to the existing fabric are kept to a minimum.

Please refer to drawings TM-SKM-MX-XX-DR-A-00200, TM-SKM-MX-XX-DR-A-00201, and TM-SKM-MX-XX-DR-A-00205.

3.4 Apartment Numbers

Due to the changes outlined above there will be an overall reduction of building area across the development. The New Build area remains unchanged.

As a result there will be a reduction in total unit numbers and total floorspace across the development, as below:

	Consented	Proposed	Change
Mill 1 Units	41	32	-9
Mill 2 Units	73	69	-4
New Build Units	88	88	0
Total Units	202	189	-13
Total Floorspace (GIA)	15,985 sq. m	14,540 sq. m	-1,445 sq. m

The tenure mix will change slightly, from 63 total 1-bed units, and 139 total 2-beds (representing a 31% / 69% split) to 65 1-beds and 124 2-beds (34% / 66% split).

3.5 Landscape Proposals

Within the approved design, the sub-station and a number of ancillary areas were located within Mill 1. To minimise works to the existing building, it is proposed all ancillary and service areas are accommodated as part of a new podium structure, built wholly within the courtyard. This includes the sub-station, tank room, central bin store and cycle store.

Furthermore, due to the omission of the Mill 1 rear extension, the courtyard space will now be significantly larger, allowing for more communal amenity space for building residents. The landscape design for the internal courtyard has therefore changed to better make use of this area, harmoniously incorporate the massing of the podium, and accommodating appropriate access routes for cycles, vehicles and residents to the appropriate service points within the podium and development.

Please see the submitted Design and Access Addendum for further details of this.

3.6 Timekeeper's Lodge

The enabling works on Site have necessitated the controlled deconstruction of the Time Keeper's Lodge, with harm minimised through implementing an appropriate level of historic building recording allowing an accurate reconstruction to take place. The original fabric has been carefully stored on site in the interim period before groundworks start.

The previous Section 73 application (Ref. 121351/JO/2018) proposed to relocate the Time Keeper's Lodge further north towards the new build development and add an extension. Following further detailed design development, it is now proposed that the Time Keeper's Lodge will be rebuilt in its original location or thereabouts. This will sit immediately adjacent to the new landscaped podium, providing an access point from the lower landscaped level via stair and platform lift to the podium.

The rebuilding and restoration of this building for sustainable long-term use will be beneficial to the historic character of the mill complex, allowing it to be more easily recognised as an original component of the mill, and its use as a key element of the site circulation strategy will encourage appreciation of its historic value by visitors to the site.

The proposals are shown on drawing reference TM SKM (00) 242 and TM-SKM-CP-XX-DR-A-02300.

3.7 Transport

The consented parking arrangements for the site are retained. The proposal will continue to be a car-free development, other than two disabled parking bays and a car club bay on Ellesmere Street. As before, a loading bay is also provided on Ellesmere Street.

The principles of the pedestrian and cycle access arrangements are also retained from the consented scheme. The primary entrance to the site will continue to be provided from the Ellesmere Street frontage. As before, the secondary entrance point to the courtyard will be retained. The footway at the redundant vehicle access point will be reinstated.

The new proposal provides a total of 313 cycle parking spaces: 124 cycle parking spaces are provided in internal stores with 64 in a communal store in Mill 2 and 60 in a communal store within the courtyard podium. The proposal therefore includes 67% provision in communal store areas, an increase from the consented layout with only 40% of the provision was accommodated in communal stores. In addition, in line with the consented scheme, space is provided in all residential units to store cycles. This again represents an improvement on the original consented scheme, where only 60% of the apartments could accommodate cycles.

The Applicant continues to be committed to providing appropriate and commensurate support to residents via a site Travel Plan. The consented Interim Travel Plan is retained, and this will be updated to a full Travel Plan in line with an appropriately worded planning condition.

3.8 Waste and Services

The consented maintenance vehicle arrangements are retained from the consented scheme: courtyard access has been designed to provide access for occasional sub-station maintenance vehicles entering the site, with the existing archway raised as part of the proposal. The centralised refuse store has been relocated to the landscaped podium within the central courtyard. As consented, the courtyard access has been designed to provide access for occasional sub-station maintenance vehicles entering the site, with the existing archway raised as part of the proposal. Refuses stores within Mill 2 and the New Build are provided for residents to dispose of waste, and residents in mill 01 can use either the store in Mill 2 or the central refuse store to dispose of waste.

The management company will be responsible for rotating full bins from within each building complex to the centralised refuse storage area, and bins from centralised store will be moved by the management company to pavement level on Ellesmere Street for collection on a weekly basis. Once emptied, bins will be returned to the central bin store. The refuse strategy will be coordinated further at detailed design stage to ensure it accommodates any design or management strategy changes.

3.9 Access

MCC requires that designers should seek to comply with the relevant standards in Design for Access 2. The development has been designed in accordance with regulatory guidance and promotes the principles of inclusive design, in compliance with BS 8300-2:2018 and Building Regulations Approved Document M.

Whilst the scheme has been designed to be inclusive to meet the needs of all residents, with a minimum of 15% of the units complying with Approved Document M4(2), it is recognised that as this is a refurbishment of an existing building, constraints of the existing building fabric mean that not all unit layouts proposed will be fully adaptable. These units will however be designed to M4(1) 'visitability' standards, in line with Design for Access 2 which requires all residential developments be accessible for visitors.

Access to the development from Ellesmere Street will be via a ramp, with a DDA compliant gradient. Access to all floors above and below will be via lifts located within Mill 1, Mill 2 and the New Build. Level access will be provided to the lower level of the internal courtyard from Mill 2, with access to the podium level provided within the rebuilt Time Keeper's Lodge, via a platform lift.

3.10 Security

A meeting was held with an officer from Greater Manchester Police (GMP) on 26th May 2022. The amended scheme was presented, and a number of recommendations have been provided to reach Secure by Design accreditation, these set out on Section 4 of the Crime Impact Assessment Statement submitted in support of this application. The proposals have been developed to ensure these recommendations are adhered to, and the ongoing detail design process will ensure a robust resolution is reached in final built scheme.

Secure access to the development is provided at a centralised entrance point located between Mills 1 and 2, this accessed from the pedestrian bridge off Ellesmere Street. These main entrance doors will implement a controlled access system, to ensure only residents can enter, and will be covered by CCTV. The concierge desk will be located within Mill 2, and has been positioned to ensure good visual connection with this entrance point. The detailed management and hours of operation of the concierge space will be finalised once a management team has been appointed.

A secondary secured resident access point will be provided to the lower courtyard level via Mill 2, providing alternative access for residents within the new build element of the development in addition to the access via the Mill 1 ginnel from Ellesmere Street.

Residents will be restricted to circulation spaces providing access to their own apartments, recreation and ancillary spaces. Post and parcel deliveries are to be received within the Mill 2 concierge area for the entire development which mitigates third party personnel circulating within common areas. As set out above, the collection of refuse is remote from private residential areas, and bins will be towed to and from the central refuse store to a secure position closer to Ellesmere Street only on designated collection days.

4 Planning Policy Assessment

4.1 National Planning Policy Framework (2021)

Since the original application was submitted, a revised NPPF was adopted in 2021 further to revisions that were made in 2019. The revised NPPF continues to set out the Government's planning policies for England and how these are to be applied within a local setting. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

The presumption in favour of sustainable development – the golden thread running through plan-making and decision taking (para. 11) – remains at the heart of the NPPF. Sustainable development is about positive growth, which supports economic, environmental and social progress for existing and future generations. Paragraph 130 of the 2021 NPPF states that: *“local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme”*

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life by supporting existing and future generations' health, social and cultural wellbeing. The NPPF also places emphasis on the importance of pre-application engagement with the Local Planning Authority and local community, which will help to resolve any issues and deliver more positive outcomes.

The revised scheme remains in full accordance with the key tenets of the NPPF. The approved proposals, as amended by this application, will provide high quality residential accommodation at a highly sustainable site in Manchester, supporting delivery of the widely recognised requirement for housing supply across the city region.

4.2 Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). There has been no change in local planning policy since the Planning Permission was granted. The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed minor material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy, which is set out below against each relevant policy.

Policy H1 Overall Housing Provision notes: *‘Approximately 60,000 new homes will be provided for in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year,*

however the rate of delivery of units will carry across the lifetime of the Core Strategy. New housing will be predominantly in the North, East City Centre and Central Manchester. High Density developments (over 75 units per hectare) are considered appropriate the City Centre.'

The Proposed Development will continue to make a positive contribution to the City's requirements in terms of well designed, new housing provision, through the utilisation of a previously developed site within walking distance of various transport nodes. The residential offer of this scheme will be high quality and will provide 189 residential units in Manchester City Centre, for which there is significant identified demand. The Proposed Development will support the growing population of Manchester and its associated economic growth.

The development will contribute to the establishment of this area as a residential neighbourhood of choice and continue to support a growing number of local and independent businesses that are operating in the area.

5 Summary

The application comprises this covering letter and the following documentation:

- Completed Application Form;
- Site Location Plan prepared by ShedKM;
- Application Drawings prepared by ShedKM (Please see Appendix C for full schedule);
- Design and Access Addendum prepared by ShedKM;
- Landscape drawings prepared by Exterior Architecture (Please see Appendix C for full schedule);
- Highways drawing prepared by SKTP (reference provided in Appendix C);
- Site Waste Proforma prepared by ShedKM;
- Construction Methodology and Management Strategy prepared by Cinns Ltd;
- Daylight and Sunlight Addendum prepared by GIA;
- Drainage Statement Addendum prepared by WECE;
- Crime Impact Statement prepared by Greater Manchester Police;
- Acoustic Memo prepared by Hann Tucker;
- Transport Statement Addendum prepared by SKTP;
- Schedule Of Accommodation (Mills and New Build) prepared by Shed KM;
- Proposed Programme Of Samples (Mills) prepared by Shed KM;
- Proposed Programme Of Samples (New Build) prepared by Shed KM; and
- Proposed Programme Of Public Realm Detail prepared by Shed KM.

The following documents which formed the original application (Ref: 117595/FO/2017) are resubmitted for reference where the conclusions have not been significantly changed by the proposed amendments (see Appendix A for summary of document changes required):

- Design and Access Statement (including Public Realm and Landscaping Strategy) prepared by Shed KM
- Statement of Community Involvement prepared by Deloitte Real Estate
- Air Quality Assessment prepared by Miller Goodall
- Archaeological Desk Based Assessment prepared by Salford Archaeology;
- Bat Survey prepared by Rachel Hacking Ecology;

- Daylight and Sunlight Assessment prepared by GIA;
- Drainage Statement prepared by Joule;
- Energy Statement prepared by Watt Consulting;
- Environmental Standards Statement prepared by Watt Consulting;
- Existing Tenants Statement prepared by Capital & Centric (Adored) Limited;
- Heritage Statement prepared by (Deloitte Real Estate) DRE;
- Noise Assessment prepared by Hann Tucker;
- Residential Management Statement prepared by Urbanbubble;
- Transport Statement prepared by SKTP;
- Travel Plan prepared by SKTP (appended to the Transport Statement);
- TV Reception Survey prepared by Astbury;
- UXO Report prepared by Alpha Associates; and
- Viability Statement prepared by Capital & Centric (Adored) Limited (submitted in confidence 11 September 2017).

The following documents previously submitted via condition discharge (via application reference CDN/18/0878 and CDN/19/0153) are also resubmitted where the conclusions have not been significantly changed by the proposed amendments (see Appendix B for summary of amendment required to wording of each condition to reflect this):

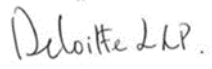
- Written Scheme of Investigation prepared by Salford Archaeology;
- Geo Environmental Assessment prepared by RSK;
- Local Labour Agreement prepared by Bardsley Construction Ltd;
- Construction Phase Health, Safety and Environmental Plan and Traffic Management Plan;
- Hydraulic calculations for drainage system;
- Construction details of flow control and SuDs;
- Summary of Results for 100 year Return Period (+40%);
- overland flood route drawing; and
- Pre-Construction Signal Reception Impact Survey.

The Application has the Planning Portal reference: PP-11320474 and the application fee of £234 will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a minor-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / 0161 455 6963) if you have any questions or require any further information.

Yours sincerely

A handwritten signature in grey ink that reads "Deloitte LLP." The signature is written in a cursive, flowing style.

Deloitte LLP

Appendix A - Application Documentation Changes

The following section reviews the application documents / technical assessments submitted with the approved application considering the proposed amendments to the scheme. This section considers and assesses the proposed amendments in the context of the approved scheme and key planning issues presented at the time of consideration of the original planning application.

Table 2: Material impact of amendments on approved Application Documents listed in Condition 2

Document	Effect of changes
Red line boundary plan	No change – the red line boundary is not affected by the proposed amendments.
Proposed site plan, proposed scheme plans, elevations and sections prepared by Shed KM	The proposed drawings have been amended to reflect the design development process. A list of approved and proposed drawings are provided in Appendix C and are reflected in the wording of conditions set out in Appendix B.
Landscape drawings prepared by Exterior Architecture	The proposed drawings have been amended to reflect the design development process. A list of approved and proposed drawings are provided in Appendix C and are reflected in the wording of conditions set out in Appendix B.
Supporting Planning Statement prepared by Deloitte Real Estate	As set out in this letter, the positive contribution that the development will make to its immediate location, and wider City context remains unchanged. The development will also help contribute towards the pressing need for additional homes in the city centre, and will further help to diversify the housing stock and provide a greater choice for residents
Design and Access Statement (including Public Realm and Landscaping Strategy) prepared by Shed KM	Overall, the design philosophy, approach and building access arrangements remain substantially unchanged. A Design and Access Statement Addendum is provided with this application, with the changes to the approved scheme set out and justified in design terms. This provides a thorough explanation of the proposed design amendments and how they will maintain the high quality of the approved scheme. These changes are reflected in the supporting plans for approval.

Document	Effect of changes
Site Waste Strategy prepared by ShedKM – NB. This is included as part of the Design and Access Statement;	The consented maintenance vehicle arrangements are retained from the consented scheme.
Statement of Community Involvement prepared by Deloitte Real Estate	Through pre-application discussions it has been agreed with the LPA that the proposed amendments are considered to comprise a S.73 application. The content and form of the application has been agreed in principle. Design for Security and Local Ward Councillors have been engaged during the design development process. A statutory consultation process will take place following submission of this application and on-going engagement is proposed with the local community in advance of the scheme being commenced on site.
Air Quality Assessment prepared by Miller Goodall	No change. The proposed amendments will not affect the conclusions made within this report.
Archaeological Desk Based Assessment prepared by Salford Archaeology	No change. The proposed amendments will not affect the conclusions made within this report.
Bat Survey prepared by Rachel Hacking Ecology	No change. All previously proposed ecological enhancements remain in the scheme as approved.
Construction Methodology and Management Strategy prepared by Cinns Ltd	An updated version has been submitted in support of this application, reflecting altered site logistics.
Crime Impact Statement prepared by Greater Manchester Police	An updated Crime Impact Statement has been included with this submission. The conclusions remain broadly the same, and recommendations have been addressed within the submitted Design and Access Addendum.
Daylight and Sunlight Assessment prepared by GIA	No change. The maximum height of the building is broadly consistent with that previously approved. As such, the amendments are not considered to result in a change to the conclusions of the original survey.
Drainage Statement prepared by Joule	WML have undertaken a review of the documents prepared by Joule Consulting Engineers, which comprise 'Drainage Statement', dated September 2017; 'Pre-commencement Report – Below Ground Drainage', dated November 2018 and the 'updated drainage calculations', dated January 2019.

Document	Effect of changes
	WML Consulting have updated the existing drainage model to incorporate the current site layout proposals, and this report has been submitted in support of this application. The updated drainage calculations are still applicable and demonstrate compliancy with the current relevant MCC planning policies.
Energy Statement prepared by Watt	No change. The proposed amendments will not affect the conclusions made within this report, as confirmed in the memo submitted in support of this application.
Environmental Standards Statement prepared by PSD	No change. The proposed amendments will not affect the conclusions made within this report.
Existing Tenants Statement prepared by Capital & Centric (Adored) Limited	No change. The proposed amendments will not affect the conclusions made within this report.
Geo-Environmental Assessment prepared by Delta Simons	No change. The proposed amendments will not affect the conclusions made within this report and the recommendations for further investigations.
Heritage Statement prepared by (Deloitte Real Estate) DRE	The amended proposals represent an improvement on the original proposals in heritage terms, due to the omission of the extension more faithfully retaining the historic massing and appearance on site. The massing and height of the buildings on site will be relatively unchanged, and the proposed materiality and fenestration changes will maintain the high standard of design and finish of the development, as assessed within the original application. On this basis, it is considered the revised proposals will have the same degree of impact on the assessed heritage assets in relation to the original proposals; and the benefits delivered by the development are unchanged. The proposed amendments will not therefore affect the conclusions made within this report.
Noise Assessment prepared by Hann Tucker	No change. The proposed amendments will not affect the conclusions made within this report, as confirmed in the memo submitted in support of this application.
Residential Management Statement prepared by Urbanbubble	No change. The proposed amendments will not affect the conclusions made within this report.

Document	Effect of changes
Schedule of Accommodation prepared by ShedKM	The unit numbers and tenure split have changed, as set out in the letter above. This is reflected in the updated accommodation schedule submitted with this application.
Transport Statement prepared by SKTP	SKTP has prepared a Transport Statement Addendum Report, submitted alongside this application, which considers the transport implications of new proposals. This confirms the transport strategy for the site has been retained in line with the consented scheme and includes the same pedestrian access proposals, the same modifications to the TRO on Ellesmere Street. The cycle parking in the new proposal has been increased to accommodate 313 cycles in communal stores and individual apartments. The updated assessment shows that the proposal continues to generate an insignificant level of traffic, that the site is still appropriate for car-free living, and that the accessibility qualities of the site are unchanged. Based on this, the conclusions of the original Transport Statement are still pertinent, and the Site offers the opportunity to deliver a sustainable development that will not have a severe impact on highway operation.
Travel Plan prepared by SKTP (appended to the Transport Statement)	No change. There will be no change to the conclusions made within the Travel Plan Framework and a detailed version will need to be approved by way of condition discharge prior to operation.
TV Reception Survey prepared by Astbury	No change. The maximum height of the building is broadly consistent with that previously approved. As such, the amendments are not considered to result in a change to the conclusions of the original survey.
UXO Report prepared by Alpha Associates	No change. The proposed amendments will not affect the conclusions made within this report.
Viability Statement prepared by Capital & Centric (Adored) Limited (submitted in confidence 11 September 2017).	No change. The proposed amendments will not affect the overall conclusions made within this report.

Appendix B – Original and Revised Planning Condition Wording

The Conditions set out in this section are proposed to be updated under each respective heading below, setting out the approved condition wording and proposed revised wording. All other condition wording remains as per Planning Permission Ref: 117595/FO/2017; for completeness these have also been included.

2) Approved Drawings

To reflect design development as set out in this letter, the Design and Access Statement Addendum and supporting planning drawings, the revised wording of Condition 2 is as follows, with changes marked in **bold**:

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

TM SKM (20) 001 rev a - Existing site plan; TM SKM (00) 002 rev e - Site location plan; TM SKM (00) 011 - Demolitions site plan – Rev P01; TM SKM (00) 021 - Proposed site plan – Rev P01; TM SKM (00) 022 - Proposed courtyard plan – Rev P01; TM SKM (00) 101 rev - Existing courtyard level; TM SKM (00) 102 rev - Existing level 00; TM SKM (00) 103 rev - Existing level 01; TM SKM (00) 104 rev - Existing level 02; TM SKM (00) 105 rev - Existing level 03; TM SKM (00) 106 rev - Existing roof level; TM SKM (00) 201 rev - Existing Ellesmere St elevation; TM SKM (00) 203 rev - Existing mill 01 north elevation; TM SKM (00) 205 rev - Existing canal elevation; TM SKM (00) 206 rev - Existing mill 02 east elevation; TM SKM (00) 207 rev - Existing mill 01 west elevation; TM SKM (00) 208 rev - Existing courtyard buildings elevation; TM SKM (00) 301 rev - Existing site section; TM-SKM-MX-B1-DR-A-00100 - Mills proposed courtyard plan – Rev P01; TM-SKM-MX-00-DR-A-00101 - Mills proposed level 00 plan – Rev P01; TM-SKM-MX-01-DR-A-00102 - Mills proposed level 01 plan – Rev P01; TM-SKM-MX-02-DR-A-00103 - Mills proposed level 02 plan – Rev P01; TM-SKM-MX-03-DR-A-00104 - Mills proposed level 03 plan – Rev P01; TM-SKM-MX-04-DR-A-00105 - Mills proposed level 04 plan – Rev P01; TM-SKM-MX-RF-DR-A-00106 - Mills proposed roof level plan – Rev P01; TM SKM (00) 131 rev c New build proposed courtyard level plan; TM SKM (00) 132 rev c New build proposed level 00 plan; TM SKM (00) 133 rev c New build pro typical level plan 01-06; TM SKM (00) 134 rev b New build proposed level 07 plan; TM SKM (00) 135 rev b New build proposed level 08 plan; TM SKM (00) 136 rev b New build proposed roof level plan; TM-SKM-MX-XX-DR-A-00200 - Proposed mill 01 + 02 south elevation – Rev P01; TM-SKM-MX-XX-DR-A-00201 - Proposed mill 01 north elevation – Rev P01; TM-SKM-MX-XX-DR-A-00202 - Proposed mill 02 north elevation – Rev P01; TM-SKM-MX-XX-DR-A-00203 - Proposed mill 02 west elevation – Rev P01; TM-SKM-MX-XX-DR-A-00204 - Proposed mill 02 east elevation – Rev P01; TM-SKM-MX-XX-DR-A-00205 - Proposed mill 01 west elevation – Rev P01; TM SKM (00) 231 rev b Proposed Worsley St elevation - courtyard level; TM SKM (00) 232 rev b Proposed Worsley St elevation - street level; TM SKM (00) 233 rev b Proposed courtyard south elevation; TM-SKM-CP-XX-DR-A-02100 Courtyard podium – proposed plans – Rev P01; TM-SKM-CP-XX-DR-A-02300 Courtyard podium – proposed elevations + sections – Rev P01; TM SKM(00) 321 - Proposed site section - Rev P01; TM-SKM-MX-XX-DR-A-20101 - Mills – typical apartment types mill 01 – Rev P01; TM-SKM-MX-XX-DR-A-20102 - Mills – typical apartment types mill 02 – Rev P01; TM SKM (20) 104 rev - New build apartment types; TM SKM (20) 105 rev - New build apartment types; TM SKM (20) 201 rev - New build typical bay 01; TM SKM (20) 202 rev - New build typical bay 02; TM SKM (20) 203 rev - New build typical bay 03; TM SKM (20) 210 rev - Mills typical bay 01; TM-SKM-SK-009 – Mills – parapet detail section – Rev P01; TM-SKM-SK-010 - Mills typical window type – Rev P01; 2237-EXA-ZZ-ZZ-DR-L-00101 Illustrative Masterplan; 2237-EXA-ZZ-ZZ-DR-L-00200 P01 Planting Plan; 2237-EXA-ZZ-ZZ-DR-L-00500 Proposed Site Sections: Section A-A; 2237-EXA-ZZ-ZZ-DR-L-00501 Proposed

Site Sections: Section B-B; 2237-EXA-ZZ-ZZ-DR-L-00502 Proposed Site Sections: Section C-C; SK21683-208 Proposed Amendment to Waiting Restrictions

Air Quality Assessment by Miller Goodall, report no: 101476 dated 4 September 2017; Archaeological Desk Based Assessment Report No: 2017/20 by Salford Archaeology; Daytime Bat Survey, in particular the Reasonable Avoidance Measures (RAMs) set out in section 4.5, by Rachel Hacking Ecology dated February 2017; Construction Methodology and Management Strategy received by the City Council as local planning authority on 15 September 2017; Crime Impact Statement version C: 20 July 2017 URN:2004/1593/CIS/02 by Greater Manchester Police; Daylight and Sunlight Assessment by GIA reference 0231 dated September 2017; Design and Access Statement by ShedKM dated September 2017; Drainage Statement by Joule, Project No: 251/02 dated September 2017; Energy Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017; Environmental Standards Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017; Existing Tenants Statement prepared by Capital & Centric (Adored) Limited Geo-Environmental Preliminary Risk Assessment project no: 16-1144.01 by Delta Simons dated January 2017; Heritage Statement by Deloitte Real Estate dated September 2017; Environmental Noise Impact Assessment Report reference 24057/ENIA1 by Hann Tucker dated 5 September 2017; Planning Statement by Deloitte Real Estate dated September 2017; Residential Management Statement prepared by Urbanbubble; Site Waste Strategy by ShedKM (Appendix b of the Design and Access Statement); Transport Statement by SK Transport Planning Reference: 170913/SK21683/TS01(- 02); Technical Note by SK Transport Planning reference: 171129/SK21683/TN04(-02); Travel Plan prepared by SKTP (appended to the Transport Statement); Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017; and Preliminary Unexploded Ordnance (UXO) Threat Assessment by Alpha Associates; Talbot Mill DAS Addendum P01 prepared by ShedKM dated June 2022; Talbot Mill Drainage Strategy prepared by WML Consulting dated May 2022; Site Waste Proforma prepared by ShedKM dated June 2022; Construction Management Plan prepared by Cinns Ltd dated June 2022; Daylight and Sunlight Addendum prepared by GIA dated June 2022; Crime Impact Statement prepared by Greater Manchester Police: Design for Security dated May 2022; Acoustic Memo prepared by Hann Tucker dated June 2022; Transport Statement Addendum prepared by SKTP dated June 2022; Schedule Of Accommodation (Mills and New Build) prepared by Shed KM; Proposed Programme Of Samples (Mills) prepared by Shed KM; Proposed Programme Of Samples (New Build) prepared by Shed KM; Proposed Programme Of Public Realm Detail prepared by Shed KM.

Other conditions to be amended on the decision notice is as follows, with changes marked in **bold**:

3) Contract for Building Works

Condition 3 is currently worded as follows:

The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

As this Condition was formally discharged Friday 15 Mar 2019, via application for condition discharge reference CDN/19/0153, the new condition wording for condition 3 should be set out as follows:

*The demolition hereby permitted shall be undertaken **in accordance with the contracts for the carrying out of the building works for the redevelopment of the site between Capital and Centric (Adored) Ltd and***

Bardsley Construction Limited dated 8 March 2019, and stamped as received on 26 February 2019 by Manchester City Council as the Planning Authority.

4) Written Scheme of Investigation

Condition 4 is currently worded as follows:

No soft-strip, demolition (with the exception of Building E shown on the approved demolitions plan) or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Schemes of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
2. archaeological building recording (HE Level - archaeological building recording (HE Level 3), possibly including
 - archaeological watching brief and recording of previously hidden historic fabric.
 - archaeological evaluation, possibly followed by
 - archaeological open area excavation
3. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.

Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- Written Scheme of Investigation prepared by Salford Archaeology

An email from Lucy Harrison at MCC dated 25 April 2019 confirmed: *"The Written Scheme of Investigation prepared by Salford Archaeology dated 21 November 2018 is acceptable to discharge the pre-commencement element of this condition. Condition 4 cannot be fully discharged until the fieldwork and post-fieldwork requirements of the condition have been completed."*

On this basis, the new condition wording for condition 4 should be set out as follows:

Soft-strip, demolition development are to be undertaken in accordance with Written Schemes of Investigation (WSI) submitted to Manchester City Council as the Planning Authority on 21 November 2018. The WSI covers the following:

- 1. A phased programme and methodology of investigation and recording, including:*
 - archaeological building recording (HE Level - archaeological building recording (HE Level 3), possibly including*
 - archaeological watching brief and recording of previously hidden historic fabric.*
 - archaeological evaluation, possibly followed by*
 - archaeological open area excavation*
- 2. A programme for post investigation assessment, including:*
 - analysis of the site investigation records and finds*
 - production of a final report on the significance of the archaeological and historical interest represented.*
- 3. Dissemination of the results commensurate with their significance.*
- 4. Provision for archive deposition of the report and records of the site investigation*

Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI

6) Geo-Environmental

Condition 6 is currently worded as follows:

- a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

- b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.*

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation

Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- Geo Environmental Assessment prepared by RSK

An updated version was submitted 5 September 2019 under the same discharge application.

An email from Lucy Harrison at MCC dated 25 April 2019 confirmed: *The information submitted in the RSK Geo-Environmental Site Assessment dated March 2019 is sufficient to allow the enabling phase of works to begin but a full remediation strategy must be submitted to and approved by the City Council as local planning authority before construction of the new development starts.*

On this basis, the new condition wording for condition 6 should be set out as follows:

- a) *The development shall be carried out in accordance with Geo-environmental site assessment stamped as received on 5 September 2019 by Manchester City Council as the Planning Authority.*
- b) *Before **the commencement of the main package of works**, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

- c) *When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.*

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

7) Local Labour Agreement

Condition 7 is currently worded as follows:

Prior to development (including demolitions) commencing a local labour agreement, relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- Local Labour Agreement prepared by Bardsley Construction Ltd

An updated version was submitted 12 March 2019 under the same discharge application.

An email from Lucy Harrison at MCC 12 March 2019 confirmed: “Condition 7 (Local Labour Agreement (LLA)) can be discharged on the basis of the correspondence and LLA agreed between my colleague, Westley Robinson, and Emma Wiseman of Bardsley Construction Ltd.”

On this basis, the new condition wording for condition 7 should be set out as follows:

- a) *The demolition works shall be carried out in accordance with Local Labour Agreement stamped as received on 12 March 2019 by Manchester City Council as the Local Planning Authority.***
- b) *Prior to the commencement of the main package of works, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:***
 - I. the measures proposed to recruit local people including apprenticeships;*
 - II. mechanisms for the implementation and delivery of the Local Benefit Proposal;*
 - III. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*
 - IV. Within one month prior to the works being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.*

8) Construction Management Plan

Condition 8 is currently worded as follows:

Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:

- *Hours of site opening/operation;*
- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*

- *Compound locations where relevant;*
- *Details regarding location, removal and recycling of waste (site waste management plan);*
- *Phasing and quantification/classification of vehicular activity;*
- *Types and frequency of vehicular demands;*
- *Routing strategy and swept path analysis;*
- *Parking for construction vehicles and staff;*
- *Sheeting over of construction vehicles*
- *A commentary/consideration of ongoing construction works in the locality;*
- *Construction and demolition methods to be used, including the use of cranes (and their location);*
- *The erection and maintenance of security hoardings;*
- *Details on the timing of construction of scaffolding;*
- *Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.*

The development shall be carried out in accordance with the approved construction management plan.

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- Construction Phase Health, Safety and Environmental Plan and Traffic Management Plan

An updated version was submitted 17 April 2019 under the same discharge application.

An email from Lucy Harrison at MCC dated 21 May 2019 confirmed that this condition can be discharged providing the start time on a Saturday is changed to 8am rather than 7am (this to be confirmed in writing).

Katie Wray at Deloitte LLP confirmed by email dated 21 May 2019 that the start time would be no earlier than 8am on a Saturday.

On this basis, the new condition wording for condition 8 should be set out as follows:

- a) Demolition works shall be carried out in accordance with the approved Construction Phase Health, Safety and Environmental Plan and Traffic Management Plan stamped as received by the Manchester City Council as local planning authority on 21 November 2018 and email correspondence with the Agent on 21 May 2019.***
- b) Prior to the commencement of the main package of works, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:***
 - *Hours of site opening/operation;*
 - *Display of an emergency contact number;*
 - *Details of Wheel Washing;*
 - *Dust suppression measures;*
 - *Compound locations where relevant;*
 - *Details regarding location, removal and recycling of waste (site waste management plan);*
 - *Phasing and quantification/classification of vehicular activity;*
 - *Types and frequency of vehicular demands;*

- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

The works shall be carried out in accordance with the approved construction management plan.

- c) *Prior to the commencement of **main construction works**, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:*

- Hours of site opening/operation;
- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

*The **main construction works** shall be carried out in accordance with the approved construction management plan.*

9) Condition Survey

Condition 9 should remain as per the original consent:

Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority. When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in

accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

10) Samples Programme

Condition 10 is currently worded as follows:

Prior to the commencement of development, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced shall be submitted to and approved in writing by the City Council, as local planning authority.

Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- proposed programme of samples and proposed programme of samples (new build)

An email from Lucy Harrison at MCC dated 14 March 2019 confirmed pre-commencement element discharged based on the Proposed Programme of Samples rev b / 03 12 2018. An updated programme of samples has been submitted alongside this application to reflect the lapsed time period on the previous revision, to bring in line with revised project timescales

On this basis, the new condition wording for condition 10 should be set out as follows:

In accordance with the Programme of Samples Ref Proposed Programme Of Samples (Mills) prepared by Shed KM; Proposed Programme Of Samples (New Build) prepared by Shed KM dated 09/06/2022, samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

11) Samples Programme – Public Realm

Condition 11 is currently worded as follows:

Prior to the commencement of main construction works a programme for the submission of final details of the public realm works shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- a) *Details of the proposed hard landscaping materials;*

- b) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building;*
- c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;*
- d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;*
- e) Details of the proposed street furniture including seating, bins and lighting;*
- f) Details of external steps and handrails;*

A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- proposed programme of public realm details, noting c) e) and g) would not be required as these were not to be included.

Email from Lucy H dated 12 March 2019 confirmed pre-commencement element discharged 14/03/19 based on the Proposed Programme of Public Realm Details rev a / 16 11 2018 is acceptable to discharge the pre-commencement part of this condition. An updated programme of samples has been submitted alongside this application to reflect the lapsed time period on the previous revision, to bring in line with revised project timescales

On this basis, the new condition wording for condition 11 should be set out as follows:

Works shall be carried out in accordance with the proposed programme of public realm details ref Planning Condition 11 Proposed Programme of Public Realm Details, dated 13/06/2022.

The programme includes submission and implementation timeframes for the following details:

- a) Details of the proposed hard landscaping materials;*
- b) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building;*
- c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;*

- d) *Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;*
- e) *Details of the proposed street furniture including seating, bins and lighting;*
- f) *Details of external steps and handrails;*

A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

12) Drainage

Condition 12 is currently worded as follows:

No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to avoid/dischage the above drainage condition the following additional information has to be provided:

- a) *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;*
- b) *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*
- c) *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;*
- d) *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away towards the less vulnerable areas i.e. open spaces, and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the entrance to the car park, properties on site and adjacent properties off site.*

e) Hydraulic calculation of the proposed drainage system for the 1 in 1, 1 in 30 and 1 in 100 year plus climate change events;

f) Construction details of flow control and SuDS elements

The below additional documents were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878):

- item 12e: Hydraulic calculations for drainage system, noting further information would follow, as this is contractor designed element.
- item 12f: Construction details of flow control and SuDs, noting further information would follow, as this is contractor designed element.

The following was submitted under the same discharge application on 15 January 2019

- Item 12 e: Summary of Results for 100 year Return Period (+40%)
- Item 12f: overland flood route drawing

An email from Lucy Harrison at MCC dated 25 May 2019 that this *“information submitted is satisfactory to discharge the pre-commencement part of the condition, but the condition cannot be fully discharged until the final construction details for the flow control and attenuation storage have been submitted to and approved by the City Council as local planning authority. These details should be submitted to and approved by the local planning authority before any of the works relating to the flow control and attenuation storage are carried out.”*

On this basis, the new condition wording for condition 12 should be set out as follows:

The development shall be carried out in accordance with:

Hydraulic calculations for drainage system; and Construction details of flow control and SuDs stamped as received on 21 November 2018 by Manchester Planning Authority.

And;

Summary of Results for 100 year Return Period (+40%); Overland Flood Route Drawing stamped as received on 15 January 2019 to and approved in writing by Manchester Planning Authority.

Prior to commencement of the main construction works the following additional information should be submitted to and approved in writing by the Local Planning Authority.

- a) Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;*
- b) Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*

- c) *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;*
- d) *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away towards the less vulnerable areas i.e. open spaces, and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the entrance to the car park, properties on site and adjacent properties off site.*

14) Pre-Construction Signal Reception Impact Survey

Condition 14 is currently worded as follows:

- a) *Measure the existing television signal reception within the potential impact areas identified in the Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.*
- b) *Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.*

The below additional documents were submitted to MCC were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878).

- Pre-Construction Signal Reception Impact Survey

An email from Lucy Harrison at MCC dated 12 March 2019 confirmed pre-commencement element (part a) was discharged based on the Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017.

On this basis, the new condition wording for condition 14 should be set out as follows:

A study that assesses the impact of the development on television signal reception within the potential impact area identified in the Pre-Construction Signal Reception Impact Survey by Astbury stamped as being received by Manchester City Council on 21 November 2018 shall be submitted to and approved in writing by the City Council as local planning authority within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning

authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

15) Final Design Detail

Condition 15 is currently worded as follows:

Before the main construction works commence, final details of the design of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) The primary and secondary entrances on Ellesmere Street*
- b) The bridge links between Mills 1 and 2;*
- c) The replacement windows to Mills 1 and 2;*
- d) The pontoons on the canal arm; and*
- e) The lightwells on Ellesmere Street.*

The below additional documents were submitted to MCC were submitted to MCC on 21 November 2018 via a condition discharge application (Ref CDN/18/0878).

The below drawings were submitted to MCC on 21 November 2018 (Ref CDN/18/0878).

- a) primary and secondary entrances on Ellesmere street TM SKM (26) 403 TM SKM (31) 160
- b) bridge links between mills 01 + 02 TM SKM (26) 400 TM SKM (26) 401 TM SKM (26) 402 TM SKM (26) 403 TM SKM (26) 406
- c) replacement windows to mills 01 + 02 TM SKM (31) 200 TM SKM (31) 201 TM SKM (31) 202 TM SKM (31) 203 TM SKM (31) 204 TM SKM (31) 205 TM SKM (31) 206 TM SKM (31) 210 TM SKM (31) 211 TM SKM (31) 212 TM SKM (31) 213 TM SKM (31) 214
- d) pontoons on the canal arm TM SKM (31) 500 e. lightwells on Ellesmere street TM SKM (21) 500 TM SKM (21) 501 TM SKM (21) 502 TM SKM (21) 503 TM SKM (21) 504

MCC confirmed by email dated 15 April 2019 that the pre-commencement part of Condition 15 is satisfied, providing work does not commence on any element listed a. to d. of the condition before the details of those elements have been approved in writing by the local planning authority.

An email from Lucy Harrison at MCC dated 25 May 2019 confirmed that the pre-commencement element of this condition was discharged, so that these requirement would *'not hold up commencement of development, providing the works to which the drawings relate are not commenced before written confirmation is provided by the local planning authority that they are acceptable.'* Final drawings related to these elements will therefore need to be submitted in accordance with the existing time triggers.

Furthermore, the bridge links between Mills 1 and 2 will no longer form part of the scheme, and this requirement should therefore be removed.

On this basis, the new condition wording for condition 15 should be set out as follows:

The development shall be carried out in accordance with:

TM SKM (26) 403 TM SKM (31) 160; TM SKM (26) 400 TM SKM (26) 401 TM SKM (26) 402 TM SKM (26) 403 TM SKM (26) 406 ; TM SKM (31) 200; TM SKM (31) 201; TM SKM (31) 202; TM SKM (31) 203; TM SKM (31) 204; TM SKM (31) 205; TM SKM (31) 206; TM SKM (31) 210; TM SKM (31) 211; TM SKM (31) 212; TM SKM (31) 213; TM SKM (31) 214; TM SKM (31) 500; TM SKM (21) 500; TM SKM (21) 501; TM SKM (21) 502; TM SKM (21) 503; TM SKM (21) 504

stamped as received on 21 November 2018 to and approved in writing by Manchester Planning Authority.

And;

SKM 00 180 A; SKM 00 181; SKM 00 242 G; SKM 00 243 A; SKM 00 360; SKM 21 700 D; SKM 21 701 B; SKM 21 702 B; SKM 21 703 A; SKM 21 704 B; SKM 26 700; SKM 26 701; SKM 26 702; SKM 26 703; SKM 31 190; SKM 31 191; SKM 31 295; SKM 31 296; SKM 31 297; SKM 31 298

stamped as received on 21 November 2018 to and approved in writing by Manchester Planning Authority.

Before main construction works commence, final details of the design of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a. The primary and secondary entrances on Ellesmere Street*
- b. The replacement windows to Mills 1 and 2;*
- c. The pontoons on the canal arm; and*
- d. The lightwells on Ellesmere Street;*

23) Crime Impact Statement

Condition 23 is currently worded as follows:

The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation that the development has been built in with the recommendations contained within section 3.3 of the submitted Crime Impact Statement Version C: 20 July 2017 URN:2004/1593/CIS/02 and the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Based on the revised Crime Impact Statement submitted in support of this application, the new condition wording for Condition 23 should be set out as follows:

The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation that the development has been built in with the recommendations contained within section 3.3 of the submitted Crime Impact

Statement Version A: 27 May 2022 URN:2004/1593/CIS/03, and the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Appendix C – Drawing Schedule

The following section reviews the application drawings submitted with the approved application considering the proposed amendments to the scheme.

Drawing Ref	Drawing Name	Change required
Site		
TM SKM (00) 001	existing site plan	No Change
TM SKM (00) 002	site location plan	No Change
TM SKM (00) 011	demolitions site plan	Rev P01
TM SKM (00) 021	proposed site plan	Rev P01
TM SKM (00) 022	proposed courtyard plan	Rev P01
existing plans		
TM SKM (00) 101	existing courtyard level	No Change
TM SKM (00) 102	existing level 00	No Change
TM SKM (00) 103	existing level 01	No Change
TM SKM (00) 104	existing level 02	No Change
TM SKM (00) 105	existing level 03	No Change
TM SKM (00) 106	existing roof level	No Change
proposed plans - mills		
TM SKM (00) 121	mills proposed courtyard plan	Rev P01
TM SKM (00) 122	mills proposed level 00	Rev P01
TM SKM (00) 123	mills proposed level 01	Rev P01
TM SKM (00) 124	mills proposed level 02	Rev P01
TM SKM (00) 125	mills proposed level 03	Rev P01
TM SKM (00) 126	mills proposed level 04	Rev P01

Drawing Ref	Drawing Name	Change required
TM SKM (00) 127	mills proposed level 05	New drawing ref: M-SKM-MX-RF-DR-A-00106 - mills proposed roof level plan – Rev P01
TM SKM (00) 128	mills proposed roof level plan	Omit
proposed plans - new build		
TM SKM (00) 131	new build proposed courtyard level plan	No change
TM SKM (00) 132	new build proposed level 00	No change
TM SKM (00) 133	new build proposed typical level plan 01-06	No change
TM SKM (00) 134	new build proposed level 07 plan	No change
TM SKM (00) 135	new build proposed level 08 plan	No change
TM SKM (00) 136	new build proposed roof level plan	No change
existing elevations		
TM SKM (00) 201	existing ellesmere street elevation	No change
TM SKM (00) 202		No change
TM SKM (00) 203	existing mill 01 north elevation	No change
TM SKM (00) 204		No change
TM SKM (00) 205	existing canal elevation	No change
TM SKM (00) 206	existing mill 02 east elevation	No change
TM SKM (00) 207	existing mill 01 west elevation	No change

Drawing Ref	Drawing Name	Change required
TM SKM (00) 208	existing courtyard building elevation	No change
existing site section		
TM SM (00) 301	existing site section	No change
proposed elevations - mills		
TM SKM (00) 221	proposed ellesmere st elevation	Rev P01
TM SKM (00) 223	proposed mill 01 north elevation	Rev P01
TM SKM (00) 224	mill 02 end elevation	Rev P01
TM SKM (00) 225	proposed canal elevation	Rev P01
TM SKM (00) 226	proposed mill 02 east elevation	Rev P01
TM SKM (00) 227	proposed mill 01 west elevation	Rev P01
proposed elevations - new build		
TM SKM (00) 231	proposed worsley street elevation - courtyard level	No change
TM SKM (00) 232	proposed worsley street elevation - street level	No change
TM SKM (00) 233	proposed courtyard south elevation	No change
proposed time keeper's lodge		
TM SKM (00) 242	proposed time keepers lodge elevation	Rev P01
TM-SKM-CP-XX-DR-A-02300	courtyard podium - proposed elevations + sections	New drawing
proposed sections		
TM SKM (00) 321	proposed site section	Rev P01

Drawing Ref	Drawing Name	Change required
proposed apartment types		
TM SKM (20) 101	mills apartment types	Rev P01
TM SKM (20) 102	mills apartment types	Rev P01
TM SKM (20) 103	mills apartment types	Omit
TM SKM (20) 104	new build apartment types	No change
TM SKM (20) 105	new build apartment types	No change
proposed typical bays		
TM SKM (20) 201	new build typical bay 01	No change
TM SKM (20) 202	new build typical bay 02	No change
TM SKM (20) 203	new build typical bay 03	No change
TM SKM (20) 210	mills typical bay 01	No change
TM SKM (20) 211	mills typical bay 02	Omit
proposed detail		
TM SKM (27) 511	mill 01 terrace detail	New drawing ref: TM-SKM-SK-009 - mills parapet detail section – Rev P01
proposed windows		
TM SKM (31) 201	mills typical window type	Rev P01
landscape		
1709-EXA-XX-GF-DR-L-100	General Arrangement Plan	New drawing ref: 2237-EXA-ZZ-ZZ-DR-L-00101 Illustrative Masterplan
1709-EXA-XX-GF-DR-L-500	Soft Landscape Key Plan	New drawing ref: 2237-EXA-ZZ-ZZ-DR-L-00200 P01 Planting Plan
1709-EXA-XX-GF-DR-L-600	Proposed Site Sections: Section A-A	New drawing ref: 2237-EXA-ZZ-ZZ-DR-L-00500

Drawing Ref	Drawing Name	Change required
1709-EXA-XX-GF-DR-L-601	Proposed Site Sections: Section B-B	New drawing ref: 2237-EXA-ZZ-ZZ-DR-L-00501
1709-EXA-XX-GF-DR-L-602	Proposed Site Sections: Section C-C	New drawing ref: 2237-EXA-ZZ-ZZ-DR-L-00502
1709-EXA-XX-GF-SK-L-105	Rendered Presentation Plan	Omit
highways		
SK21683-103 Revision B	Proposed Amendment to Waiting Restrictions	New drawing ref: SK21683-208