

6 February 2026

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

FAO Jennifer Atkinson

Dear Jennifer,

Plot C, Trinity Islands, Manchester
Application for Non-Material Amendments to Planning Permission Ref: 141017/JO/2024

Please find enclosed an application for non-material amendments to Planning Permission ref: 141017/JO/2024, in accordance with Section 96a of the Town and Country Planning Act 1990 (as amended) (the "Application"). The Applicant is Renaker Build Ltd (the "Applicant").

1 Background

On 13 May 2022, planning permission was granted for Trinity Islands in Manchester City Centre (Ref: 132429/FO/2021) (the "Original Permission"). The description of development approved under the Original Permission is as follows:

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

The Original Permission has been subject to various amendment applications, as follows:

- Section 73 Application Ref: 134039/JO/2022 – approved on 6 April 2023.
- Section 96a Application Ref: 137663/NMC/2023 – approved 16 October 2023.
- Section 73 Application Ref: 141017/JO/2024 – approved 16 June 2025.

For clarity, the Section 73 Permission (Ref: 141017/JO/2024) acts as the extant permission for the Trinity Islands Scheme (the “S73 Permission”).

The Description of Development, as approved by the S73 Permission (Ref: 141017/JO/2024) is as follows:

“Application to vary conditions 2, 8, 18, 55, 65, 103, 110, 112, 118, 119, 121, 122, 123, 127, 147, 154, 156, 165, and 187 of planning permission ref. 134039/JO/2022 to make architectural and landscaping amendments and to regularise condition wordings of discharged conditions.”

The S73 Permission (Ref: 141017/JO/2024) has been implemented and construction is underway on-site.

2 Description of Development

The Description of Development for this Application, as stated on the Application Form, is as follows:

“Non-Material Amendment to Plot C1 and C2 of Planning Permission 141017/JO/2024 to vary conditions 2, 3, 18, 25a, 28, 29, 33, 34, 35, 36, 37, 42, 43, 44, 65, 72a, 75, 76, 80, 81, 82, 83, 84, 89, 90, 91, 112, 145, 156 and 187 to make amendments to residential mix, architectural and landscaping details and to regularise conditions.”

3 Pre-Application Consultation

The scope and format of this Application was agreed with the case officer at Manchester City Council via a virtual meeting on 19th September 2025, including their treatment as Non-Material Amendments.

4 Proposed Amendments

The Proposed Amendments are required to ensure the scheme’s design fully complies with the Building Safety Act Gateway 2. In summary, they comprise:

- Minor adjustments to the residential mix and quantum/distribution of parking spaces.
- Update to approved phasing plan (minor adjustments to phase boundaries).
- Architectural amendments (general arrangement).
- Architectural amendments (façade and massing).
- Landscape amendments.
- Regularise and update condition wordings.

4.1 Updates to Residential Mix

As detailed in Table 1 below, the amendments result in a <1% change to the residential mix in Plots C1 and C2. The number of residential units remains unchanged.

The number of parking spaces for Plot C has been reduced from 261no. spaces (approved under Ref: 141017/JO/2024) to 255no. spaces; thereby resulting in a reduction of six spaces overall.

Table 1 Approved and Proposed Quantum of Development (Residential Unit) (Plot C)

Unit Type	Approved Mix (Plots C1+C2)	Proposed Mix (Plots C1+C2)	Difference (Plots C1+C2)
1 Bed	303 (32.4%)	301 (32.2%)	-2
2 Bed	606 (64.8%)	610 (65.2%)	+4
3 Bed	26 (2.8%)	24 (2.6%)	-2
Total	935 (100%)	935 (100%)	No difference

Table 2 Approved and Proposed Parking Spaces (Plot C)

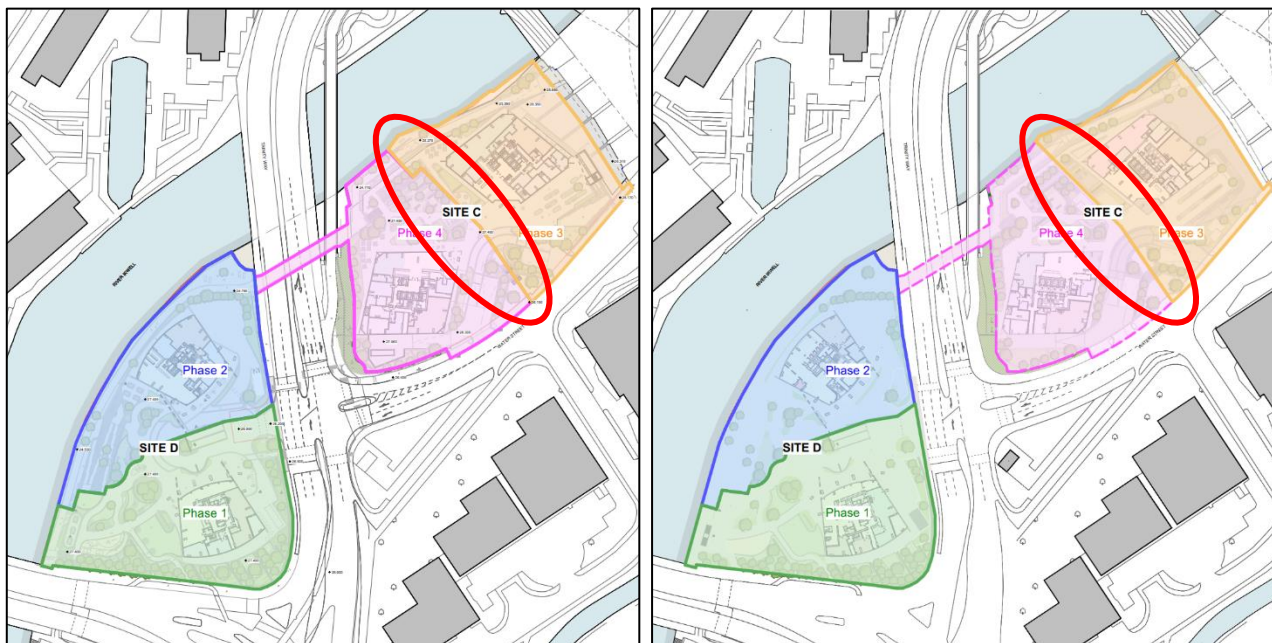
Plot	Approved Car Parking Spaces	Proposed Car Parking Spaces	Difference
C1	109	117	+8
C2	152	138	-14
Total	261	255	-6

4.2 Update to the Approved Phasing Plan

This Application proposes a slight update to the approved phasing plan, specifically in relation to phase boundaries of Plots C1 and C2, with the extent of Plot C1 slightly increased to reflect the changes to basement party wall and revised landscaping design between Plots C1 and C2. The amendment is minimal and limited to the plot boundary only; all other phasing remains in accordance with the original planning approval.

Figure 1 below illustrates the approved and proposed plot demises of the Approved Trinity Islands scheme.

Figure 1 Approved (left) and Proposed (right) Phasing Plan for Trinity Islands (with area of change circled in red)



4.3 Architectural Amendments (General Arrangement)

As a result of comprehensively addressing Gateway 2 requirements, it has been necessary to review and update the design of the general arrangement of Plots C1 and C2. However, the changes are internal only and do not result in any changes to the number of homes or have any material impact on the quantum or quality of residential amenity space to be delivered by the scheme.

For ease of reference, general arrangement amendments are proposed to the following areas of Plots C1 and C2 of the approved Trinity Islands scheme:

- Level B2
- Level B1
- Ground level
- Level 1
- Level 2
- Level 3
- Level 14
- Level 16
- Level 43
- Level 47
- Roof level

For further details, please refer to P.26-59 of the Supporting Document prepared by SimpsonHaugh submitted in support of this Application, which provides detailed floor-by-floor illustration of the general arrangement amendments as proposed by this Application.

4.4 Architectural Amendments (Façade and Massing)

As a result of the proposed general arrangement amendments (outlined in Section 4.3 of this Letter), the following massing and façade adjustments across Plots C1 and C2 are required:

- Minor amendments to building line of setbacks to Level 01 / 03 on both buildings (to simplify structural cantilevers of slab).
- Introduction of escape ‘balconies’ to level 03 (setback under overhanging building form) and omission of external stairs to level 01 roof terraces.
- Omission of ‘wing walls’ expressed to corners of core on roof terraces.
- Minor amendment to soffit level / spandrel panel height at base of tower to handle sprinkler / drainage offsets in soffit zone.

Further façade amendments to Plots C1 and C2 have also been proposed in relation to the following:

- All purge vent doors are proposed to be glazed (as opposed to a combination of glass and solid doors).
- Reduction in louvred areas on lower floors.
- Minor re-distribution to vision / opaque glass panel.
- Minor re-alignment of entrance glazing.

For further details, please refer to pages 44-47 (Plot C1) and pages 56-59 (Plot C2) of the Supporting Document prepared by SimpsonHaugh submitted in support of this Application, which provides detailed illustration of the elevational amendments as proposed by this Application with main areas of changes marked up for ease of reference.

4.5 Landscaping Amendments

The following amendments to the approved landscaping scheme (under Ref: 141017/JO/2024) have been proposed under this Application.

- Updates to the tree planting plan. Overall number of trees remains unchanged.
- Updates to the overall landscaping general arrangement including:
 - The introduction of 2no. single-storey stair/lift enclosures (one per Plot C1 and C2) to provide escape/firefighting access to the basement. Full design intent and materiality of the proposed stair/lift enclosures are included within the submitted Supporting Document prepared by SimpsonHaugh Architecture.
 - Removal of 2no. external generator enclosures (one per Plot C1 and C2).
 - Other minor landscaping amendments across Plots C1 and C2.

Full scope of the landscaping amendments proposed under this Application are discussed in detail on pages 14-15 of the Supporting Document prepared by SimpsonHaugh submitted in support of this Application, which provides a side-by-side comparison of the approved and proposed landscaping plan.

4.6 Updates to Condition Wordings

To regularise conditions to reflect the proposed design changes, Conditions 3, 18, 25a, 28, 29, 33, 34, 35, 36, 37, 42, 43, 44, 65, 72a, 75, 76, 80, 81, 82, 83, 84, 89, 90, 91, 112, 145, 156, 187 are proposed to be updated.

Full schedule of proposed condition wordings is enclosed within this Covering Letter as Appendix A.

5 Impact on the Approved Environmental Statement

The approved Trinity Islands scheme (Ref: 141017/JO/2024) is supported by a comprehensive Environmental Impact Assessment (EIA), which was submitted in support of the original planning application (Ref: 132429/FO/2021). This approved EIA covered the following disciplines:

- Air Quality
- Climate Change
- Daylight, Sunlight, Overshadowing
- Heritage
- Human Health
- Noise and Vibration
- Socio-Economics
- Solar Glare
- Townscape and Visual Impact
- Traffic and Transport
- Water Resources
- Wind Microclimate

For the purpose of this Application, the EIA technical team has thoroughly reviewed the Proposed Amendments for Plot C1 and C2 under this Application. Following this review, it has been confirmed that the Proposed Amendments do not necessitate any reassessment or result in any changes to the conclusions of the approved EIA. Therefore, no further updates to the approved Environmental Statement are required.

6 Planning Policy and Guidance

The approved Trinity Islands scheme (Ref: 141017/JO/2024) is supported by a Planning and Tall Building Statement including a full policy assessment on the basis of the prevailing Local Development Plan and relevant material considerations at that time, this was submitted in support of the original planning application (Ref: 132429/FO/2021). The Proposed Amendments under this Application do not affect the previous assessment of the proposals approved under the Planning Permission Ref: 141017/JO/2024.

At the date of submission of this Non Material Amendment, the Local Development Plan comprises:

- Places for Everyone Plan (2024).
- Manchester Core Strategy (2012) and Addendum to Manchester Core Strategy (2024).
- Saved Policies of the 2006 Manchester Unitary Development Plan.

The relevant Local Development Plan has changed in part since the granting of the Planning Permission with the addition of the Places for Everyone Plan (March 2024) and the Addendum to the Manchester Core Strategy (2024).

The National Planning Policy Framework (NPPF) was also updated in December 2024 (with minor updates introduced in February 2025) and forms a material consideration albeit at this stage with very limited weight.

The Proposed Amendments have been reviewed in the context of the updates to relevant planning policy and material considerations, and it is concluded that there have been no changes which would affect the consideration of this Application.

7 Summary

In addition to this Covering Letter, the Application also comprises the following supporting documentation:

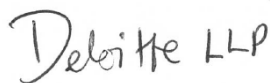
- Application Form and Notice Certificate prepared by Deloitte.
- Plans and Drawings prepared by SimpsonHaugh Architecture and Square Yard Landscape Architecture, in Appendix B.
- Non-Material Amendment Report (Doc ref: ZC-SHP-A180-RP-XX-NMA01 P01), prepared by SimpsonHaugh Architecture.

This Application is submitted via the Planning Portal under reference: PP-14496923.

A fee has been paid to Manchester City Council for £383, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's confirmation that the application has been validated. If you require any further details, please do not hesitate to contact Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) or Matthew Lam (0161 455 8448/ mlam@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Encl.

Appendix A – Proposed Condition Wordings

Appendix B – List of Updated Plans and Drawings

Appendix A – Proposed Condition Wordings

Update to the Approved Plans Condition (Condition 2)

Condition 2 attached to Planning Permission 141017/JO/2024 states that the development shall be carried out in accordance with the approved plans listed.

In order to facilitate the Proposed Amendments summarised above the relevant approved plans have been updated and submitted as part of this application to reflect the changes.

On the basis of the above it is requested that the wording of Condition 2 be updated, to account for the updated or new drawing references detailed in Appendix B.

Update to the Other Conditions

In order to formalise the Proposed Amendments aforementioned, we propose also to amend the wording of Conditions 3, 18, 25a, 28, 29, 33, 34, 35, 36, 37, 42, 43, 44, 65, 72a, 75, 76, 80, 81, 82, 83, 84, 89, 90, 91, 112, 145, 156, 187 as outlined in Approved and Revised Condition Wordings Table below:

Approved and Revised Condition Wordings

#	Approved Condition Wording	Revised Wording
3 - Phasing	<i>The phasing of the development shall be carried out in accordance with drawing Z1-SHP-G000-PL-GRD-B5D802 Rev P04, Z1-SHP-G000-PL-B1-B5D801 Rev P04, Z1-SHP-G000-PL-B2-B5D801 Rev P04 stamped as received by the City Council, as Local Planning Authority, on the 6 February 2023 and shall be herein have the following meanings:</i> <i>- Phase D2- erection of tower D2 (55 storeys) to form 484 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works</i> <i>- Phase D1- erection of tower D1 (60 storeys) to form 532 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works</i> <i>- Phase C1- erection of tower C1 (39 storeys) to form 414 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works;</i> <i>- Phase C2- erection of tower C2 (48 storeys) to form 521 residential apartments (C3a),</i>	<i>The phasing of the development shall be carried out in accordance with drawing Z1-SHP-G000-PL-GRD-B5D802 Rev P05, Z1-SHP-G000-PL-B1-B5D801 Rev P04, Z1-SHP-G000-PL-B2-B5D801 Rev P04 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] and shall be herein have the following meanings:</i> <i>- Phase D2- erection of tower D2 (55 storeys) to form 484 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works</i> <i>- Phase D1- erection of tower D1 (60 storeys) to form 532 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works</i> <i>- Phase C1- erection of tower C1 (39 storeys) to form 414 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works;</i> <i>- Phase C2- erection of tower C2 (48 storeys) to form 521 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm (including connection under Trinity Way), car and cycle parking and highways works</i>

#	Approved Condition Wording	Revised Wording
	commercial uses (Class E and sui generis: drinking establishment), public realm (including connection under Trinity Way), car and cycle parking and highways works	
18 - Public and private realm	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 101-P9, ZD-TPMG710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024. (a) prior to any above ground works associated with phase C1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play; (vi) Details of any external steps and handrails;	Notwithstanding drawings C1-Z1-SQY-G710-PL-GRD-0001, C2-Z1-SQY-G710-PL-GRD-0005, C1-Z1-SQY-G710-PL-GRD-0004, C2-Z1-SQY-G710-PL-GRD-0008 and C2-Z1-SQY-G710-PL-GRD-0035 and stamped as received by the City Council, as Local Planning Authority, on [MCC to insert date] and ZD-TPM-G710-PL-XX-4029 101-P9, ZD-TPMG710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024. (a) prior to any above ground works associated with phase C1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play; (vi) Details of any external steps and handrails; (vii) 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.

#	Approved Condition Wording	Revised Wording
	<i>(vii) 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.</i> <i>(b). The approved details shall then be implemented and be in place prior to the first occupation of phase C1 of the development hereby approved.</i> <i>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</i> <i>originally planted shall be planted at the same place.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.</i>	<i>(b). The approved details shall then be implemented and be in place prior to the first occupation of phase C1 of the development hereby approved.</i> <i>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</i> <i>originally planted shall be planted at the same place.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.</i>
25a - acoustics	<i>Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRDB5D801 P01, C1-SHP-G200-PL-01-B5D801 P01, C1-SHP-G200-PL-02-B5D801 P01 and C1-SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the</i>	<i>Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P02, C1-SHP-G200-PL-01-B5D801 P02, C1-SHP-G200-PL-02-B5D801 P02 and C1-SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to</i>

#	Approved Condition Wording	Revised Wording
	<i>nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively</i>	<i>exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively</i>
28 – waste management	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01, C1-SHP-G200-PL-01-B5D801 P01, C1-SHP-G200-PL-02-B5D801 P01 and C1- SHP-G200-PL-03-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.</i>	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P02, C1-SHP-G200-PL-01-B5D801 P02, C1-SHP-G200-PL-02-B5D801 P02 and C1- SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.</i>
29 – fumes, vapours and odour	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01, C1-SHP-G200-PL-01-B5D801 P01, C1-SHP-G200-PL-02-B5D801 P01 and C1- SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.</i>	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P02, C1-SHP-G200-PL-01-B5D801 P02, C1-SHP-G200-PL-02-B5D801 P02 and C1- SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.</i>
33 – operating hours	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01, C1-SHP-G200-PL-01-B5D801 P01, C1-SHP-G200-PL-02-B5D801 P01 and C1- SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i>	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P02, C1-SHP-G200-PL-01-B5D801 P02, C1-SHP-G200-PL-02-B5D801 P02 and C1- SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall</i>

#	Approved Condition Wording	Revised Wording
	<i>The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.</i> <i>There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 24 that there would be no unacceptable impact on residential amenity.</i>	<i>then be implemented and thereafter the uses shall operate in accordance with them.</i> <i>There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 24 that there would be no unacceptable impact on residential amenity.</i>
34 – commercial space operating schedule	<i>Prior to the first use of the commercial spaces within phase C1 as indicated on drawing C1-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Operating Schedule shall contain the following details: a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;</i> <i>b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;</i> <i>c. Details of the proposed furniture, including any barriers;</i> <i>d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;</i> <i>e. days and hours of operation.</i> <i>The approved plan shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.</i> <i>No amplified sound or any music shall be produced or played in any part of the site outside the building</i>	<i>Prior to the first use of the commercial spaces within phase C1 as indicated on drawing C1-SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Operating Schedule shall contain the following details:</i> <i>a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;</i> <i>b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;</i> <i>c. Details of the proposed furniture, including any barriers;</i> <i>d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;</i> <i>e. days and hours of operation.</i> <i>The approved plan shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.</i> <i>No amplified sound or any music shall be produced or played in any part of the site outside the building</i>
35 – commercial units sub-division	<i>Each commercial unit, as shown on drawings C1-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning</i>	<i>Each commercial unit, as shown on drawings C1-SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC</i>

#	Approved Condition Wording	Revised Wording
	<i>Authority, on the 7 December 2021 within phase C1 shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</i>	<i>to insert date] within phase C1 shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</i>
36 – approved use class	<i>The commercial units as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 within phase C1 shall be occupied as Class E (excluding convenience retail) and Sui Generis: Drinking Establishment) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).</i>	<i>The commercial units as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] within phase C1 shall be occupied as Class E (excluding convenience retail) and Sui Generis: Drinking Establishment) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).</i>
37 – operating schedule	<i>In the event that any of the commercial unit in phase C1, as shown on drawing C1- SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 is occupied as a café/restaurant or drinking establishment, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows: - Management of patrons and control of external areas. For the avoidance of doubt this shall include: o Dispersal policy; o Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.</i>	<i>In the event that any of the commercial unit in phase C1, as shown on drawing C1- SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] is occupied as a café/restaurant or drinking establishment, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows: - Management of patrons and control of external areas. For the avoidance of doubt this shall include: o Dispersal policy; o Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.</i>
42 – cycle storage	<i>Prior to the first occupation of phase C1, the cycle storage, as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, shall be implemented and made available upon first occupation of the residential element of the development within phase C1 and thereafter retained and maintained in situ.</i>	<i>Prior to the first occupation of phase C1, the cycle storage, as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P02 and C1-SHP-G200-PL-B2-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], shall be implemented and made available upon first occupation of the residential element of the development within phase C1 and thereafter retained and maintained in situ.</i>
43 – Car Parking (C1)	<i>Prior to the first occupation of the residential element within phase C1 the car parking layout as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1- SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as</i>	<i>Prior to the first occupation of the residential element within phase C1 the car parking layout as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P02 and C1-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the</i>

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	Local Planning Authority, on the 7 December 2021 shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use. Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).	[MCC to insert date] shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use. Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).
44 – EV Charging (C1)	Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details: (a) Layout and location of electric vehicle charging points; (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point; (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 41. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review. The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C1 and retained and maintained in situ for as long as the development remains in use.	Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P02 and C1-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details: (a) Layout and location of electric vehicle charging points; (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point; (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 41. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review. The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C1 and retained and maintained in situ for as long as the development remains in use.
65 – Private and Public Realm (Phase C2)	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 101- P9, ZD-TPMG710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024	Notwithstanding drawings C1-Z1-SQY-G710-PL-GRD-0001, C2-Z1-SQY-G710-PL-GRD-0005, C1-Z1-SQY-G710-PL-GRD-0004, C2-Z1-SQY-G710-PL-GRD-0008 and C2-Z1-SQY-G710-PL-GRD-0035 and stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] and ZD-TPM-G710-PL-XX-4029 101- P9, ZD-TPMG710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024

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	(a) prior any above ground works associated with phase C2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play; (vi) Details of any external steps and handrails; (vii) 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 (b). The approved details shall then be implemented and be in place prior to the first occupation of phase C2 of the development hereby approved. 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 boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no	(a) prior any above ground works associated with phase C2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play; (vi) Details of any external steps and handrails; (vii) 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 (b). The approved details shall then be implemented and be in place prior to the first occupation of phase C2 of the development hereby approved. 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 boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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	<i>boundary treatment shall be erected on site, other than that shown on the approved plans.</i>	
72a – acoustics	<i>Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRDB5D801 P01, C2-SHP-G200-PL-01-B5D801 P01, C2-SHP-G200-PL-02-B5D801 P01 and C2-SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively</i>	<i>Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRDB5D801 P02, C2-SHP-G200-PL-01-B5D801 P02, C2-SHP-G200-PL-02-B5D801 P02 and C2-SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively</i>
75 – waste management	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P01, C2-SHP-G200-PL-01-B5D801 P01, C2-SHP-G200-PL-02-B5D801 P01 and C2-SHP-G200-PL-03-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.</i>	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P02, C2-SHP-G200-PL-01-B5D801 P02, C2-SHP-G200-PL-02-B5D801 P02 and C2-SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.</i>
76 – fumes, odour and vapour	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P01,</i>	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P02, C2-SHP-G200-PL-01-B5D801 P02, C2-</i>

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	<i>C2-SHP-G200-PL-01-B5D801 P01, C2-SHP-G200-PL-02-B5D801 P01 and C2- SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.</i>	<i>SHP-G200-PL-02-B5D801 P02 and C2- SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on [MCC to insert date], details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.</i>
80 – operating hours	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P01, C2-SHP-G200-PL-01-B5D801 P01, C2-SHP-G200-PL-02-B5D801 P01 and C2- SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.</i> <i>There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 71 that there would be no unacceptable impact on residential amenity.</i>	<i>Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P02, C2-SHP-G200-PL-01-B5D801 P02, C2-SHP-G200-PL-02-B5D801 P02 and C2- SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.</i> <i>There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 71 that there would be no unacceptable impact on residential amenity.</i>
81 – operating schedule	<i>Prior to the first use of the commercial spaces within phase C2 as indicated on drawing C2-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>The Operating Schedule shall contain the following details:</i>	<i>Prior to the first use of the commercial spaces within phase C2 as indicated on drawing C2-SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>The Operating Schedule shall contain the following details:</i> <i>a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;</i>

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	<i>a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;</i> <i>b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;</i> <i>c. Details of the proposed furniture, including any barriers;</i> <i>d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;</i> <i>e. days and hours of operation.</i> <i>The approved plan shall be implemented upon first use of the commercial uses in phase C2 and thereafter retained.</i> <i>No amplified sound or any music shall be produced or played in any part of the site outside the building.</i>	<i>b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;</i> <i>c. Details of the proposed furniture, including any barriers;</i> <i>d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;</i> <i>e. days and hours of operation.</i> <i>The approved plan shall be implemented upon first use of the commercial uses in phase C2 and thereafter retained.</i> <i>No amplified sound or any music shall be produced or played in any part of the site outside the building.</i>
82 – commercial unit sub-division	<i>Each commercial unit, as shown on drawings C2-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 within phase C2 shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</i>	<i>Each commercial unit, as shown on drawings C2-SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] within phase C2 shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</i>
83 – approved use class	<i>The commercial units as indicated on drawing C2-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 within phase C2 shall be occupied as Class E (excluding convenience retail) and Sui Generis: Drinking Establishment) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).</i>	<i>The commercial units as indicated on drawing C2-SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] within phase C2 shall be occupied as Class E (excluding convenience retail) and Sui Generis: Drinking Establishment) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).</i>
84 – commercial unit operation	<i>In the event that any of the commercial unit in phase C2, as shown on drawing C2- SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on</i>	<i>In the event that any of the commercial unit in phase C2, as shown on drawing C2- SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date]</i>

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	<i>the 7 December 2021 is occupied as a café/restaurant or drinking establishment, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:</i> <i>- Management of patrons and control of external areas. For the avoidance of doubt this shall include: o Dispersal policy; o Mechanism for ensuring windows and doors remain closed after 9pm</i> <i>The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.</i>	<i>is occupied as a café/restaurant or drinking establishment, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:</i> <i>- Management of patrons and control of external areas. For the avoidance of doubt this shall include: o Dispersal policy; o Mechanism for ensuring windows and doors remain closed after 9pm</i> <i>The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.</i>
89 – cycle storage	<i>Prior to the first occupation of phase C2, the cycle storage, as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P01 and C2-SHP-G200-PL-B2-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, shall be implemented and made available upon first occupation of the residential element of the development within phase C2 and thereafter retained and maintained in situ.</i>	<i>Prior to the first occupation of phase C2, the cycle storage, as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P02 and C2-SHP-G200-PL-B2-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date], shall be implemented and made available upon first occupation of the residential element of the development within phase C2 and thereafter retained and maintained in situ.</i>
90 - Car Parking (C2)	<i>Prior to the first occupation of the residential element within phase C2 the car parking layout as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P01 and C2-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be implemented and made available.</i> <i>The car parking shall remain available for as long as the residential element remains in use.</i>	<i>Prior to the first occupation of the residential element within phase C2 the car parking layout as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P02 and C2-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] shall be implemented and made available.</i> <i>The car parking shall remain available for as long as the residential element remains in use.</i>
91 - EV Charging (C2)	<i>Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric</i> <i>car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be submitted for approval in writing</i>	<i>Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric</i> <i>car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P02 and C1-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:</i>

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	by the City Council, as Local Planning Authority. The scheme shall include the following details: (a) Layout and location of electric vehicle charging points; (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point; (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 41. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review. The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C1 and retained and maintained in situ for as long as the development remains in use.	(a) Layout and location of electric vehicle charging points; (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point; (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 41. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review. The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C1 and retained and maintained in situ for as long as the development remains in use.
112 – public and private realm works	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD—TPM-G710-PL-XX-4029 203-P5 and ZDTPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024. (a) Prior to any above ground works within phase D1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details. - Details of the proposed hard landscape materials - Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building. - Details of the proposed tree species within the public realm including proposed size, species and planting	Notwithstanding drawings C1-Z1-SQY-G710-PL-GRD-0001, C2-Z1-SQY-G710-PL-GRD-0005, C1-Z1-SQY-G710-PL-GRD-0004, C2-Z1-SQY-G710-PL-GRD-0008 and C2-Z1-SQY-G710-PL-GRD-0035 and stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] and ZD—TPM-G710-PL-XX-4029 203-P5 and ZDTPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024. (c) Prior to any above ground works within phase D1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details. - Details of the proposed hard landscape materials - Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building. - Details of the proposed tree species within the public realm including proposed size,

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	<i>specification including tree pits and design.</i> - <i>Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas.</i> - <i>Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play.</i> - <i>Details of any external steps and handrails.</i> - <i>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.</i> <i>(b) The approved details shall then be implemented and be in place prior to the first occupation of phase D1 of the development hereby approved.</i> <i>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.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be</i>	<i>species and planting specification including tree pits and design.</i> - <i>Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas.</i> - <i>Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play.</i> - <i>Details of any external steps and handrails.</i> - <i>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.</i> <i>(d) The approved details shall then be implemented and be in place prior to the first occupation of phase D1 of the development hereby approved.</i> <i>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.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.</i>

#	Approved Condition Wording	Revised Wording
	<i>erected on site, other than that shown on the approved plans.</i>	
145 – underpass works	<i>Prior to the first occupation of the residential element of phase C2, details and specification for works the underpass as indicated on drawing Z1-SHP-G000-PL-GRDB5D802 Rev P03, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021. This shall include specification and location of art work, lighting and other works to the underpass. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase C2 and thereafter retained and maintained in situ.</i>	<i>Prior to the first occupation of the residential element of phase C2, details and specification for works the underpass as indicated on drawing Z1-SHP-G000-PL-GRD-B5D802 Rev P05, stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date]. This shall include specification and location of art work, lighting and other works to the underpass. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase C2 and thereafter retained and maintained in situ</i>
156 – public and private realm works	Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and drawings ZD-TPM-G710-PL-XX-4029 101-P9, ZD-TPM-G710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024. (a) <i>Prior to any above ground works within phase D2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details.</i> - <i>Details of the proposed hard landscape materials</i> - <i>Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building.</i> - <i>Details of the proposed tree species within the public realm including proposed size, species and planting</i>	Notwithstanding drawings C1-Z1-SQY-G710-PL-GRD-0001, C2-Z1-SQY-G710-PL-GRD-0005, C1-Z1-SQY-G710-PL-GRD-0004, C2-Z1-SQY-G710-PL-GRD-0008 and C2-Z1-SQY-G710-PL-GRD-0035 and stamped as received by the City Council, as Local Planning Authority, on the [MCC to insert date] and drawings ZD-TPM-G710-PL-XX-4029 101-P9, ZD-TPM-G710-PL-XX-4029 203-P5 and ZD-TPM-G710-PL-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024. (a) <i>Prior to any above ground works within phase D2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details.</i> - <i>Details of the proposed hard landscape materials</i> - <i>Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building.</i> - <i>Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design.</i>

#	Approved Condition Wording	Revised Wording
	<i>specification including tree pits and design.</i> - <i>Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas.</i> - <i>Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play.</i> - <i>Details of any external steps and handrails.</i> - <i>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.</i> (b) <i>The approved details shall then be implemented and be in place prior to the first occupation of phase D1 of the development hereby approved.</i> <i>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.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be</i>	- <i>Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas.</i> - <i>Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play.</i> - <i>Details of any external steps and handrails.</i> - <i>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.</i> (b) <i>The approved details shall then be implemented and be in place prior to the first occupation of phase D1 of the development hereby approved.</i> <i>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.</i> <i>The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.</i>

#	Approved Condition Wording	Revised Wording
	<i>erected on site, other than that shown on the approved plans.</i>	
187 – Children’s Play Area Specification	<i>Notwithstanding drawing Z1-SHP-G100- PL-GRD-B5D801 P04 received by the City Council, as Local Planning Authority, on the 13 September 2024, prior to the first occupation of the residential element of phase D2, details and specification of the children's play area shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include location and specification of equipment and surfaces. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase D2 and thereafter retained and maintained in situ.</i>	<i>Notwithstanding drawing Z1-SHP-G100- PL-GRD-B5D801 P05 received by the City Council, as Local Planning Authority, on the [MCC to insert date], prior to the first occupation of the residential element of phase D2, details and specification of the children's play area shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include location and specification of equipment and surfaces. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase D2 and thereafter retained and maintained in situ.</i>

Appendix B – List of Updated Plans and Drawings (Architectural and Landscaping)

Architectural Plans

Drawing Name	Approved Drawing Reference	New Drawing Reference
Architectural Plan		
Site Wide		
Site Wide Phasing Plan Ground Floor	Z1-SHP-G000-PL-GRD-B5D802 P04	Z1-SHP-G000-PL-GRD-B5D802 P05
Site Wide Basement Level 01 Plan	Z1-SHP-G100-PL-B1-B5D801 P02	Z1-SHP-G100-PL-B1-B5D801 P03
Site Wide Basement Level 02 Plan	Z1-SHP-G100-PL-B2-B5D801 P02	Z1-SHP-G100-PL-B2-B5D801 P03
Site Wide Ground Level Plan	Z1-SHP-G100-PL-GRD-B5D801-P04	Z1-SHP-G100-PL-GRD-B5D801 P05
Site Wide Level 01 Plan	Z1-SHP-G100-PL-01-B5D801-P03	Z1-SHP-G100-PL-01-B5D801 P04
Site Wide Level 02 Plan	Z1-SHP-G100-PL-02-B5D801-P03	Z1-SHP-G100-PL-02-B5D801 P04
Site Wide Level 03 Plan	Z1-SHP-G100-PL-03-B5D801-P03	Z1-SHP-G100-PL-03-B5D801 P04
Site Wide Typical Level Plan	Z1-SHP-G100-PL-XX-B5D801 P02	Z1-SHP-G100-PL-XX-B5D801 P03
Site Wide Roof Level Plan	Z1-SHP-G100-PL-RF-B5D801 P02	Z1-SHP-G100-PL-RF-B5D801 P03
Site C		
Site C Site Plan Basement Level 02 Plan	ZC-SHP-G100-PL-B2-B5D801 P01	ZC-SHP-G100-PL-B2-B5D801 P02
Site C Site Plan Basement Level 01 Plan	ZC-SHP-G100-PL-B1-B5D801 P01	ZC-SHP-G100-PL-B1-B5D801 P02
Site C Ground Level Plan	ZC-SHP-G100-PL-GRD-B5D801 P01	ZC-SHP-G100-PL-GRD-B5D801 P02
Site C Level 01 Plan	ZC-SHP-G100-PL-01-B5D801 P01	ZC-SHP-G100-PL-01-B5D801 P02
Site C Level 02 Plan	ZC-SHP-G100-PL-02-B5D801 P01	ZC-SHP-G100-PL-02-B5D801 P02
Site C Level 03 Plan	ZC-SHP-G100-PL-03-B5D801 P01	ZC-SHP-G100-PL-03-B5D801 P02

Site C Typical Level Plan	ZC-SHP-G100-PL-XX-B5D801 P01	ZC-SHP-G100-PL-XX-B5D801 P02
Site C Roof Level Plan	ZC-SHP-G100-PL-RF-B5D801 P01	ZC-SHP-G100-PL-RF-B5D801 P02
Site C General Arrangements Level 14	ZC-SHP-G200-PL-14-B5D801 P01	ZC-SHP-G200-PL-14-B5D801 P02
Site C General Arrangements Level 16		ZC-SHP-G200-PL-16-B5D801 P01
Site C General Arrangements Level 43		ZC-SHP-G200-PL-43-B5D801 P01
Site C General Arrangements Level 47		ZC-SHP-G200-PL-47-B5D801 P01
Site C Tower Sections	ZC-SHP-G200-SE-XX-B5D801 P01	ZC-SHP-G200-SE-XX-B5D801 P02
C1		
Site C Building 1 Elevations 01	C1-SHP-G200-EL-XX-B5D801 P02	C1-SHP-G200-EL-XX-B5D801 P03
Site C Building 1 Elevations 02	C1-SHP-G200-EL-XX-B5D802 P02	C1-SHP-G200-EL-XX-B5D802 P03
Site C Building 1 GA Basement Level 02	C1-SHP-G200-PL-B2-B5D801 P01	C1-SHP-G200-PL-B2-B5D801 P02
Site C Building 1 GA Basement Level 01	C1-SHP-G200-PL-B1-B5D801 P01	C1-SHP-G200-PL-B1-B5D801 P02
Site C Building 1 GA Ground Floor Plan	C1-SHP-G200-PL-GRD-B5D801 P01	C1-SHP-G200-PL-GRD-B5D801 P02
Site C Building 1 GA Level 01 Plan	C1-SHP-G200-PL-01-B5D801 P01	C1-SHP-G200-PL-01-B5D801 P02
Site C Building 1 GA Level 02 Plan	C1-SHP-G200-PL-02-B5D801 P01	C1-SHP-G200-PL-02-B5D801 P02
Site C Building 1 GA Level 03 Plan	C1-SHP-G200-PL-03-B5D801 P01	C1-SHP-G200-PL-03-B5D801 P02
Site C Building 1 GA Roof Plan	C1-SHP-G200-PL-RF-B5D801 P01	C1-SHP-G200-PL-RF-B5D801 P02
Site C Building 1 Ground Level Core Pop Up Details Plans		C1-SHP-G251-DE-GRD-B5D801

Site C Building 1 Ground Level Core Pop Up Details Elevations		C1-SHP-G251-DE-GRD-B5D802 P01
Site C Building 1 Ground Level Core Pop Up Details Sections		C1-SHP-G251-DE-GRD-B5D803 P01
C2		
Site C Building 2 Elevations 01	C2-SHP-G200-EL-XX-B5D801 P02	C2-SHP-G200-EL-XX-B5D801 P03
Site C Building 2 Elevations 02	C2-SHP-G200-EL-XX-B5D802 P02	C2-SHP-G200-EL-XX-B5D802 P03
Site C Building 2 GA Basement Level 02	C2-SHP-G200-PL-B2-B5D801 P01	C2-SHP-G200-PL-B2-B5D801 P02
Site C Building 2 GA Basement Level 01	C2-SHP-G200-PL-B1-B5D801 P01	C2-SHP-G200-PL-B1-B5D801 P02
Site C Building 2 GA Ground Floor Plan	C2-SHP-G200-PL-GRD-B5D801 P01	C2-SHP-G200-PL-GRD-B5D801 P02
Site C Building 2 GA Level 01 Plan	C2-SHP-G200-PL-01-B5D801 P01	C2-SHP-G200-PL-01-B5D801 P02
Site C Building 2 GA Level 02 Plan	C2-SHP-G200-PL-02-B5D801 P01	C2-SHP-G200-PL-02-B5D801 P02
Site C Building 2 GA Level 03 Plan	C2-SHP-G200-PL-03-B5D801 P01	C2-SHP-G200-PL-03-B5D801 P02
Site C Building 2 GA Roof Plan	C2-SHP-G200-PL-RF-B5D801 P01	C2-SHP-G200-PL-RF-B5D801 P02
Site C Building 2 Ground Level Core Pop Up Details Plans		C2-SHP-G251-DE-GRD-B5D801 P01
Site C Building 2 Ground Level Core Pop Up Details Elevations		C2-SHP-G251-DE-GRD-B5D802 P01
Site C Building 2 Ground Level Core Pop Up Details Sections		C2-SHP-G251-DE-GRD-B5D803 P01

Landscaping Plans

Approved Drawing Name	Approved Drawing Reference	New Drawing Name	New Drawing Reference
Landscape Layout (Site C - Site Wide)	ZC-TPM-G710-PL-XX-3852 101	Public Realm C1	C1-Z1-SQY-G710-PL-GRD-0001
		Public Realm C2	C2-Z1-SQY-G710-PL-GRD-0005
Site C - Planting Plan (Sheet 1 of 2)	ZC-TPM-G710-PL-XX-3852 201	Public Realm C1 - Planting Plan	C1-Z1-SQY-G710-PL-GRD-0004
Site C - Planting Plan (Sheet 2 of 2)	ZC-TPM-G710-PL-XX-3852 202	Public Realm C2 - Planting Plan	C2-Z1-SQY-G710-PL-GRD-0008
		Public Realm C2 – Offsite Planting Plan	C2-Z1-SQY-G710-PL-GRD-0035