

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

McCauls Group Ltd
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking

Location: 32 - 34 Laystall Street, Manchester, M1 2JZ

Date of application: 15 December 2020

Application number: 128911/FO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b)L0029 Demo List Build Basement Rev A (September 2020); L0030 Demo List Build Ground Rev A (September 2020); L0031 DEMO List Build First (September 2020); L0032_DEMO List Build Second (September 2020); L0033 DEMO List Build Roof (September 2020);

c)Proposed GA listed building - L0075Showroom Build Basement Plan (September 2020); L0076_Showroom Build Ground Plan (September 2020); L0077 Showroom Build First Floor Plan (September 2020); L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d)Proposed GA of the new build - L0050 Basement Floor Plan (September 2020); L0051 Ground Floor Plan (September 2020); L0052 First Floor Plan (September 2020); L0053 Second Floor Plan (September 2020); L0054 Third Floor Plan (September 2020); L0055 Fourth-Seventh Floor Plans (September 2020); L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020); L0058 Roof Plan;

e)Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA (September 2020); L0088-Proposed Listed Buildings Section BB (September 2020); L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL (September 2020); L0084- SHOWROOM PROPOSED ELEVATION PIGEON (September 2020); L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK (September 2020);L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).

f) Proposed new build elevations - L0060 Proposed Elevations (September 2020); L0061_Proposed Elevations (September 2020), L0062_Proposed Elevations (September 2020); L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020); L0065-Proposed Courtyard Elevations (September 2020); L0066-Proposed Context Elevations (September 2020); L0067-Pigeon St Context (September 2020); L0068-Proposed Context Elevations (September 2020); L0069-Proposed Context Elevations (September 2020); L0070_Proposed Site Sections (September 2020); L0071_Proposed Site Sections (September 2020);

g)A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);

h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020); A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0012-AXO OF LOBBY AND CORRIDOR (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020); A 0017-PROPOSED FLOOR DIFFUSERS (October 2020); A 0018-WINDOW SEATING (October 2020); L 0120-COURTYARD BAY STUDY (February 2021); L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L

0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020;

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloittes e-mails dated 25-01-21 and 09-03-21.

(l) OMI Design and Access Statement November 2020 Accommodation Schedule p22;

(m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT;

(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester, Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

(p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment 32-34 Laystall Street, 02/11/2020

(q) OFR Fire Strategy 17-03-21;

(r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020;

(s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020; and

(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd.

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

3) No development of the residential element shall commence unless and until all pre-commencement conditions in respect of the listed building and office element have been have been discharged (including evidence of a contract for the implementation of those works) and evidence of commencement of works, has been submitted to and approved in writing by the City Council as local planning authority.

Reason: To ensure that the refurbishment of the at risk listed building is prioritised within the development as the acceptability of the demolition of the rear outrigger and 1950's extension is only supported in planning terms on the basis of the public /heritage benefits benefits that would be realised from its refurbishment pursuant to NPPF sections 193 and 196, policies DM1, SP1, EC9 , EN3 and saved UDP Policy DC19.1 (Listed Buildings)

4) The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

Reason: In the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

5) 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 evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

6) LISTED BUILDING - Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development in relation to the listed building shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) NEW BUILD -Notwithstanding the details submitted with the application, prior to the commencement of the residential element of the development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) New Build - Final drawn sectional details of the recesses within the bays to the Brock Street, Laystall Street and Courtyard elevations, samples and specifications of all materials to be used on all external elevations including the brick vents, drawings to illustrate details of full sized sample panels that will be produced. The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; and

b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy

8) LISTED BUILDING -Notwithstanding the details submitted with the application, prior to the commencement of the office element of development / the refurbishment of the listed building the following shall be submitted for approval in writing by the City Council, as Local Planning Authority Listed Building --

(a) a programme for providing details of all internal and external materials including the new entrance gates (fabrication Dwgs).

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

(c) The sample panels and quality control management strategy (New build) and details of internal and external materials (Listed Building) shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area

9) LISTED BUILDING - Notwithstanding the drawings approved in condition 2, prior to the commencement of development on the listed building, details of the following shall

be submitted to and agreed in writing by the City Council as local planning authority in relation to the retained listed building:

- (a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works and a programme for reinstatement should the full implementation of the approved scheme not proceed;
- (b) Method statement for demolition works to ensure that there is no damage structurally or otherwise to the retained fabric at 32-34 Laystall Street;
- (c) Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within the listed building (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs;
- (d) Method statement for all proposed structural works (including floor strengthening), fire treatment and floor protection;
- (e) Detailed schedule of works and specification for the careful dismantling and reuse of the original terracotta sample panel;
- (f) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans;
- (g) (i) An inventory and record of remnants of original fabric and previously removed original fabric; and (ii) a programme for the submission of a schedule of how these items are being reused or reinstated; and the Final details shall be submitted in accordance with the approved programme and reuse / reinstatement fully implemented prior to occupation.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

10) LISTED BUILDING - Notwithstanding the details within condition 2 (f) and the OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT no development shall commence in relation to each item within sections 4 of the Strategy (and any other repair works) unless and until final details or a repair methodology, technique and specifications (including where appropriate specification and method statement) have been submitted to and approved in writing by the City Council as Local Planning Authority subject to validation on site:

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with

policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) LISTED BUILDING - Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following work and installations on the listed building unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Details of any plaster renovation plaster (for the avoidance of doubt) this should match the original specification

(b) Details of making good fabric following (a) structural interventions; (b) removal of fabric and (c) formation of new openings;

(c) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

(d) Details of any proposed dampproofing;

(e) Treatment of a retained exposed area of lath and plaster ceiling within basement

(f) A strategy for the location and detailing of all building services (other than M&E services) including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items; and

(g) Any building lighting scheme;

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) No demolition of the outrigger or below ground works 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 a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - i) evaluation through trial trenching
 - ii) dependent on the above, more detailed excavation (subject to a separate WSI)
2. A programme for post investigation assessment to include:
 - production of a final report on the investigation results
3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible

GMAAS will monitor the implementation of the recording on behalf of Manchester City Council.

13) NEW BUILD - Prior to commencement of the residential element of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO₂e/m²(A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.

Within 6 months of the completion of the development an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

14) LISTED BUILDING Prior to commencement of the office element of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO₂e/m²(A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.

Within 6 months of the completion of the development an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles

contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

15) NEW BUILD - Prior to commencement of the residential element of the development, an Operational Energy Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building management and monitoring. The development shall aim for an energy use intensity of 206kWh/m²/yr or lower which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.

Within 15 months of the completion of the development an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

16) LISTED BUILDING Prior to commencement of the office element of the development, an Operational Energy Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building management and monitoring. The development shall aim for an energy use intensity of 206kWh/m²/yr or lower which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.

Within 15 months of the completion of the development an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

17) LISTED BUILDING - Prior to the commencement of the office element of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include;

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;

- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Details of how measures in relation to safe working near to Metrolink will be complied with;
- *Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

18) NEW BUILD Prior to the commencement of the residential element of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include;

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Details of how measures in relation to safe working near to Metrolink will be complied with;
- *Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

19) a) No demolition of buildings 1,2 and 3 (as detailed within the Preliminary Roost Assessment and Bat Survey Report Laystall street, Manchester Reference:80-399-R1-1 Date: October 2020 by e3p) shall take place until dusk emergence and/or dawn re-entry surveys to establish the presence / likely absence of roosting bats have been undertaken within the bat active period (May to September, inclusive) and the results, along with any associated mitigation measures, have been submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Any agreed mitigation shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and verification of the implementation of the mitigation shall be submitted for approval for in writing within one month of implementation.

Reason - In order to determine the presence of bats and ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

20) Prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered L0050 (Lower Ground Floor) and L0051 (Ground Floor).

shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

- (a) Full details of the content and design of the proposed interpretation on the Lomax Street entrance;
- (b) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works;
- (c) (a) 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 on all site boundaries;
- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;
- (e) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces; and
- (f) A building cleaning schedule;

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

21) (a) The measures for investigating the site identified in the Site Investigation Proposal (set out within the Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd) shall be carried out, before any below ground works commence and a report prepared outlining what measures, if any, are required to

remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

22) Prior to development commencing the following shall be submitted and agreed in writing by the City Council as Local Planning Authority:

(a) An investigation of opportunities to plant street trees within the pavements on Pigeon Street and the junction of Pigeon Street and Laystall Street including details comprising at a minimum service plans and a ground penetrating radar survey (but preferably the digging of trial holes) and information derived from these investigations to illustrate within scaled plans the location of any services (including their depth) relative to the pavement edge and building line.

(b) Details of the overall numbers, size, species and planting specification (which for the avoidance of doubt should meet with the City Centre Tree Planting Specification Standards) and details of on going maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above.

Any approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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,

Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

23) Notwithstanding the details as set out within condition 2 no above ground works shall commence until surface water drainage works have been submitted 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.

this shall include:

Full justification on why of green SuDS solution (such as blue/green roof systems) have not been included within the drainage layout where practicable.

The drainage layout should show all drainage elements including systems used to control surface water run-off on site at ground level and should also include the drainage for the refurbished listed building and the Northern areas of the site.

Evidence that groundwater monitoring has taken place on site to identify the average groundwater level and where required mitigation measures must be put in place to ensure that the proposed basement level is not at risk of groundwater flooding.

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 in any part of a building during the critical 1 in 100 year rainfall event with allowance for 40% climate change and a maximum pass flow of 5l/s.

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. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

Hydraulic calculation of the proposed drainage system;

Construction details of flow control, attenuation features and SuDS elements.

The development shall be constructed in accordance with the approved details within an agreed timescale.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

24) NEW BUILD - No part of the residential element permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- (a) Verification report providing photographic evidence of construction as per design drawings;
- (b) As built construction drawings if different from design construction drawings;
- (c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

25) LISTED BUILDING No part of the office element of the development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) Verification report providing photographic evidence of construction as per design drawings;
- b) As built construction drawings if different from design construction drawings;
- c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

26) The residential element of the development hereby approved shall be carried out in accordance with the ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

27) LISTED BUILDING The office element of the development hereby approved shall be carried out in accordance with the ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

28) NEW BUILD- Prior to occupation of the residential accommodation a scheme for the acoustic insulation of any externally mounted ancillary equipment (including any Mechanical Ventilation Heat Recovery (MVHR) systems associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy

29) LISTED BUILDING - Prior to occupation of the office accommodation a scheme for the acoustic insulation of any externally mounted ancillary equipment (including any Mechanical Ventilation Heat Recovery (MVHR) systems associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy

30) NEW BUILD- Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied.

The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

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

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

31) NEW BUILD -Notwithstanding the TV reception survey prepared by GTech Surveys Limited dated 21/10/2020, , if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

32) NEW BUILD a) Prior to the commencement of the residential element of the development, 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

(b) Within one month prior to construction work 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.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

33) LISTED BUILDING - Prior to the commencement of the office element of the development, 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

(b) Within one month prior to construction work 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.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)

34) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

35) LISTED BUILDING Prior to implementation of any proposed lighting scheme on the office accommodation details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

36) NEW BUILD- Prior to implementation of any proposed lighting scheme on the residential accommodation details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

37) NEW BUILD Prior to first use of the residential element of the development hereby approved, a detailed Residential Management Strategy including:

Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, the promotion of a sustainable and inclusive community within the development, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

38) NEW BUILD The residential element of the development hereby approved shall be carried out in accordance with Section 6 of the Proposed Mixed-use Residential and Office Development, Laystall Street, Manchester, MCCAULS, Transport Statement August 2020 In this condition a travel plan means a document that includes the following:

In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services;
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;
- vi) measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington;
- vii) details of cycle parking within the public realm

Within six months of the first use of the residential element of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core

Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

39) LISTED BUILDING - The office element of the development hereby approved shall be carried out in accordance with Section 6 of the Proposed Mixed-use Residential and Office Development, Laystall Street, Manchester, MCCAULS, Transport Statement August 2020. In this condition a travel plan means a document that includes the following:

In this condition a travel plan means a document that includes the following:

- viii. the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development;
- ix. a commitment to surveying the travel patterns of residentsemployees during the first three months of use of the development and thereafter from time to time;
- x. mechanisms for the implementation of the measures to reduce dependency on the private car;
- xi. measures for the delivery of specified travel plan services;
- xii. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;
- xiii. measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington;
- xiv. details of cycle parking within the public realm

Within six months of the first use of the office element of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

40) NEW BUILD -No part of the residential element of the development shall be occupied unless and until details of a parking management strategy for residents and visitors has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

41) LISTED BUILDING -No part of the office element of the development shall be occupied unless and until details of a parking management strategy for office tenants and visitors has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

42) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

43) NEW BUILD -The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 area, to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework and to ensure the permanent retention of the accommodation for normal residential purposes

44) LISTED BUILDING -The offices hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity and for no other purpose (including any other purpose in Class E of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

45) The development hereby approved shall include for full disabled access to be provided to all areas of the building and courtyards via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

46) NEW BUILD - Prior to occupation of the residential element of development a servicing and access strategy for the building, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved strategy plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

47) LISTED BUILDING -Prior to occupation of the office element of development a servicing and access strategy for the building, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved strategy plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

48) COMPLIANCE -If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

49) NEW BUILD Notwithstanding the details contained within condition 2 above , prior to the commencement of the residential element of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

Footway reinstatement/resurfacing/widening/materials/dropped kerbs and tactiles, relocation of any parking bays (at the applicants expense) or payment of commuted sums and the provision of an accessible car club bay

The approved scheme shall be implemented and be in place prior to the first occupation.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

50) NEW BUILD- The residential element of development shall be carried out in accordance with the Crime Impact Statement Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21. The development shall only be carried out in accordance with these approved details. The residential element the development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

51) LISTED BUILDING- The office element of development shall be carried out in accordance with the Crime Impact Statement Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21. The development shall only be carried out in accordance with these approved details. The office element of the development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

52) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of additional upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

53) In the event that the residential element of the development has not commenced on site prior to occupation of the office element details of any temporary access requirements and the temporary treatment to that plot and adjacent pavements including a delivery timetable shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall thereafter be fully implemented in accordance with these details.

Reason - To ensure that a satisfactory temporary landscaping scheme for the area where the residential element is to be delivered is carried out that respects the character and visual amenities of the area, in accordance with Core Strategy policies SP1, DM1, EN1, EN3, EN9 and EN15 and saved UDP Policy DC19.1.

54) Prior to the occupation of the first unit, an Affordable Housing Statement to detail the final scheme for the provision of affordable housing (89 units) (numbers, type, tenure and location on site) as part of the development is to be submitted and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework.

The scheme shall include:

- i) The arrangements for the transfer of the affordable housing to an affordable housing provider;
- ii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iii) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. PROVIDED THAT the provisions under (d) specified in the definition of NPPF requiring 'for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement' shall not bind mortgagees, chargees or receivers (however appointed) of the owners of the dwellings or their successors in title"

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

During demolition works, no artificial lighting shall be directed towards roost provisions. Roost provisions should be safeguarded from artificial lighting from any future potential development. Artificial lighting guidance should be consulted (Bat Conservation Trust, 2014)

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section.

The applicant is advised that commuted sums are payable for any non-standard materials (and street trees) used on the adopted highway.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%.

Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Notwithstanding the results of the assessment, best practice measures for safeguarding local air quality are recommended for this application for boiler emissions and reference should be made to IAQM/EPUK guidance at <http://iaqm.co.uk/guidance>.

Fresh air inlet and exhaust will be routed from the external façade via grilles / louvres and incorporated into the window / cladding system and will incorporate appropriate attenuation to meet acoustic requirements and proprietary NOx / Carbon filtration

Date: 2 February 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2021 until 31st December 2022