

**Application Number/s: 132376/FO/2021**

**Applicant: Whispering Smith Properties Ltd**

**Agent: Icen Projects Limited (Lucy Furber)**

**Location: 274 Deansgate, Manchester, M3 4JB**

**Proposal: Two storey rooftop extension to provide additional Use Class E(g) (Office) space, along with ancillary works to GF and LB levels and reconfiguration of plant**

**Ward: Deansgate**

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**Description of Site and Surrounding Area**

The application relates to a building known as '274 Deansgate', a five-storey brick building with a primary use of commercial office, with some ground floor retail along its frontage with Deansgate. The building was constructed in the early 1990s. The building has subsequently had additions to the roof, including a brick plant room.

Deansgate is a major thoroughfare through the city centre of Manchester and forms part of the A56.

The building is positioned to the northeast corner of the junction of Deansgate and Camp Street in the city centre of Manchester, within Deansgate Ward. The building occupies the entire site.

To the north: 27 Deansgate and associated yard area. 27 Deansgate is a two-storey building with ground floor retail and a rear yard/parking area.

To the east: Deansgate, with ground floor retail units providing an active frontage.

To the south: Camp Street, with the office's main entrance from Camp Street.

To the west: Longworth Street, a narrow single-lane street.

**Conservation**

The building is not located within any Conservation Area. However, the Castlefield Conservation Area is located immediately to the south of the building and the St. John Street Conservation Area is immediately to the west of the building.

The building is not listed. However, 235-291 Deansgate is directly across Deansgate, to the east of the site. 235-291 Deansgate is Grade II listed, with the application property being in the setting of this listed building.

**Description of Proposal**

The application seeks permission for a two-storey roof top extension. The first storey of the extension matches the floorplate of the floors below, with the appearance also being replicated with matching materials proposed. Sandstone features to the existing

lower floors are to be replicated to the first floor of the two-storey extension, including window surrounds.

The second floor of the proposed extension has a smaller floorplate than the main building's floors. This level is to be constructed with red hued pigmented glass reinforced concrete panels. There is to be a curtain walling system behind perforated panels, constructed with powder coated aluminium curtain walling and a glazing.

The first floor of the proposed two-storey roof extension is to be flat roofed. There will be access from the stepped in second floor of the two-storey extension to a roof terrace, with a glass balustrade surround.

The existing main entrance to the office space is taken from Camp Street. The entrance is to be amended to include powder coated aluminium doors for the deliveries/refuse access, powder coated aluminium framing for the main entrance and Wienerberger Autumn Russet brickwork feature.

An existing brick-built plant room to the roof of the building is to be replicated to the roof of the proposed first floor of the two-storey rooftop extension.

### **Publicity**

**Site Notice/s Posted and Dates: Posted 14/12/2021, Expired 04/01/21**

**Press Adverts Published and Dates: Not Required**

**Neighbour Notification: Notified 10/12/21, Reply by 31/12/21**

**Representations Received: None**

### **Consultations**

#### **Highway Services**

- Acceptable in terms of trip generation and junction capacity
- The site is in a highly accessible location
- Lack of car parking is acceptable in this instance
- Cycle parking provision is acceptable
- Refuse collection strategy is acceptable.
- Recommend a **Travel Plan** condition (to include details on available accessible parking and car parks with visitors being made aware of details before visiting site, cycle space utilisation monitoring, details of a Travel Plan coordinator, how the plan will be monitored and administered, targets and an action plan). The plan should be updated annually and a travel survey undertaken within 6 months of occupation of the site.
- Concern regarding outward opening doors to amended office entrance to Camp Street.
- Recommended a **Construction Management Plan** condition.
- Recommended a **Highway Dilapidation Survey** condition.

#### **Environmental Health**

- Recommended an **Outside Amenity Space** condition

- Recommended an **External Equipment Noise** condition

### Urban Design & Conservation

In lieu of a written response from the Urban Design & Conservation team, an in-person discussion took place regarding the appearance of the proposed development. There was some concern regarding the choice and colour of materials, requests for further information and recommendation of a **Materials (Inc. VMU)** condition.

### Greater Manchester Ecology Unit

- No objection, recommended informatives.

### **Save Unitary Development Plan Policies:**

- Development and Noise (DC26.1)

The application proposes an open-air rooftop area that could cause noise generation. In addition, replacement/new external plant equipment is proposed.

### **Core Strategy Policies:**

- Spatial Principles (SP1)

States that the regional centre will be the economic and commercial focus of development. All development in all parts of the city shall make a positive contribution to neighbourhoods, including creating well design places that enhance or create character, make a positive contribution to health and wellbeing and consider the needs of all people. Additionally, development should minimise emissions and improve access to jobs and be accessible by sustainable modes of transport.

- Existing Employment Space (EC2)

The LPA will seek to retain and enhance existing employment space.

- The Regional Centre (EC3)

States that office developments will be appropriate providing they are in locations well connected to sustainable transport and are an appropriate scale and type.

- Primary Economic Development Focus: City Centre and Fringe (CC1)

States that development which leads to the more intensive use of employment land (in terms of floorspace provided) will be supported.

- City Centre High Density Development (CC6)

States that city centre development will generally be high-density and is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development can and will exceed what is appropriate elsewhere in the city.

- Design & Heritage (CC9)

States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified as impacted by proposed development.

The council should support high density development in the City Centre but ensure that development is coherent and integrated into the physical environment.

- Design Principles and Strategic Character Areas (EN1)

States that the city centre contains a rich legacy which reflects its urban evolution, including listed buildings, conservation areas and a historic street pattern. The core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses. Developers are thus expected to consider the City's rich heritage.

- Heritage (EN3)

States that the council shall encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New development should preserve the historic environment including the character/setting of conservation areas and listed buildings.

- Development Management (DM1)

States that all development has regard to a variety of principles and issues, including:

- Appropriate siting, layout, scale, form, massing, materials and details
- Impact on surrounding area in terms of design, scale, appearance and character
- Effects on amenity including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation
- Accessibility including disabled people, sustainable transport
- Community safety and crime prevention
- Design for health
- Adequacy of internal accommodation and external amenity space
- Refuse storage and collection
- Vehicular access and car parking
- Effects relating to biodiversity, landscape, archaeological or built heritage
- Green infrastructure
- Use of alternatives to peat-based products
- Flood risk and drainage
- Existing or proposed hazardous installations
- Incorporation of sustainable construction techniques

#### **National Planning Policy Framework Policies:**

- Achieving Sustainable Development (2)
- Decision-making (4)
- Achieving well-designed places (12)
- Conserving and enhancing the historic environment (16)

## **Principle of Development**

The application proposes a two-storey roof top extension with associated alterations at ground floor level. The applicant engaged with the LPA prior to submitting an application, making use of pre-application engagement, as suggested by paragraphs 39 and 40 of the Framework.

The increase in density and provision of additional office floorspace within a city centre location is welcomed and encouraged, as per Manchester Core Strategy policies CC1 and CC6. The proposed design/appearance, any negative externalities relating to amenity and any impact to key character areas/listed buildings will need to be further considered as part of this assessment.

## **Design**

The proposed two-storey rooftop extension can be separated into two distinct parts. The first floor of the proposed two-storey extension has been designed so as to blend in to the existing building, with a floorplate matching in size to the lower floors, fenestration designs that align with the below floors and proposed materials that shall match those to the below floors.

The proposed top floor (second floor of the two-storey rooftop extension) is to be set in from the building's boundaries, with the space surrounding the rooftop extension open air and used as outdoor amenity space for the users/occupiers of the office building. The top floor is to include an extension to the lift overrun/core. This is to be similar to the existing overrun to the top of the building, both in terms of materials applied and scale. The top floor is to be enclosed by curtain walling/glazing to be constructed from aluminium and glass. The top floor is to be surrounded by light blasted GRC panels, which are to be digitally designed with a pattern. This will lead to the outdoor/roof terrace being partially open air. A simple glass balustrade is to be added to the top of the parapet wall around the perimeter of the roof terrace.

The proposed ground floor entrance from Camp Street is to be reconfigured, providing a separate access for refuse/deliveries etc. behind powder coated aluminium doors with no glazing. Separately, new glazed double doors in a powder coated aluminium frame are to be provided for general access. A brickwork feature is also proposed to the ground floor elevation. Internal alterations are proposed to the basement and ground floor which, though not requiring planning consent in their own right, contribute to the appropriate servicing of the building given the increase in floorspace.

The proposed rooftop extension will add an architecturally unique and visually interesting design to this particular area of the city centre and Deansgate. It is welcomed that the proposed first floor of the two-storey extension is to be a copy of the lower floor, with only the proposed top floor having the appearance of an extension. The proposed materials to the first floor of the extension are to be an exact match to the materials used in construction of the lower floors. This is appropriate and would be conditioned, with samples needing to be provided.

The second floor of the rooftop extension, featuring glass reinforced concrete panels (colour to be agreed by way of additional information condition), which is to be digitally

patterned is of a high quality and would contribute architectural variety to this area of the city. The proposed scale and setback nature of the top floor would mean the extension is not particularly prominent from street level vantage points. To better understand the construction method and quality of what is proposed, it has been agreed with the applicant that a visual mock-up unit (full-size 1:1 sample) be provided, with an agreed size of 1000x1000mm. This will allow the LPA further control and scrutiny of the materials and colour scheme to be used, as well as the quality of finishes.

The proposed amendments to the entrance from Camp Street is appropriate, subject to the provision of further details of the brickwork that is proposed to this elevation.

Overall, in terms of design alone, the proposal appears to be of a high quality and unique design. The proposal accords with Core Strategy SP1, as it contributes to the character and makes a positive contribution to the neighbourhood. The resultant scale of the building would not be out of character when considering the dense city centre location and would not project significantly higher than the surrounding context. As such, the development accords with Core Strategy policy CC6, which allows for high density/increase in density where appropriate. Core Strategy policy DM1 gives direction to what the LPA should consider more broadly, including the scale and massing of proposed developments. The setback at top floor level and the scale of the lift overrun/core is suitable, with the resultant building appearing appropriately scaled.

It is of note that the design considered under this application responded to pre-application advice of a former iteration of a proposed two-storey extension, which was set back at both floors and made the building appear 'top heavy'. It is considered that the amendments secured prior to a formal application responded well to this feedback.

### **Conservation & Heritage**

The application property is not located within any conservation area. However, the application property is immediately to the east of the St. John Street Conservation Area and immediately to the north of Castlefield Conservation Area. In addition, the building is opposite 235-291 Deansgate, which is Grade II Listed. As such, the development is likely to have some impact to surrounding Conservation Areas and is within the setting of a listed building.

The applicant has provided a heritage statement as part of their submission. The heritage asset is suitably detailed, particularly when considering that the application property is not within a conservation area nor listed. As such, the proposal has been submitted in accordance with Paragraph 195 of the NPPF.

Core Strategy Policy CC9 states that the design of new buildings in any area should be of the highest standard. Buildings that may affect the setting of designated heritage assets, including conservation areas and listed buildings, should preserve or enhance those that have been identified. Policy EN3 further states that development should complement the distinct heritage features of its districts and neighbourhoods, including those in the city centre.

The proposed development makes use of an existing office building, increasing its height and changing its appearance at higher level. The applicant has submitted a host of plans, showing what the proposed building would look like when viewed from vantage points within both conservation areas. It is not considered that the bulk and scale of the proposed building would be markedly different from the original, particularly when viewed from vantage points within the conservation areas surrounding the building. Some concern was raised regarding the proposed brick lift overrun/core proposed to the roof, particularly with regards to how this may appear from St John Street Conservation Area. Proposed visuals from this conservation however demonstrate that the proposal would have negligible harm to the character of this conservation area.

In summary, when considering the setting and character of the conservation areas, it is considered that the development would cause less than substantial harm to designated heritage assets surrounding the site. There are identified public benefits to outweigh this harm, being an increase in supply of good quality office/employment space within a city centre, which is also highly accessible and of a good quality design.

The application property is directly opposite the Grade II Listed 235-291 Deansgate. The listing held at Historic England states:

*Row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899. Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys, the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continuous cornices to ground and 2nd floors, and sandstone sill-bands, impost bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials. Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street, and forms a group with Nos 223 to 233 (including entrance to goods station), from which this item continues.*

The proposed development would have no direct impact on this listed structure. However, the proposed development would be within the same view as the listed structure from multiple vantage points. It is not considered that the proposed development would cause any obscuration of the listed building. It is noteworthy that a relatively similarly-styled rooftop extension was approved to nearby 'St John Street Chambers, 2 St John Street' on 01 July 2016. This application was decided during the same local and similar national policy lifecycle. This similar scheme also found no undue harm to nearby heritage assets.

It is considered that the development is in accordance with Core Strategy Policies SP1, CC9 and EN3, as well as Section 16 of the NPPF and is acceptable in terms of its heritage impact.

### **Amenity**

The proposed development will lead to a taller building on the site, which has the potential to cause impacts to surrounding users and occupiers of nearby buildings. It is noteworthy that occupiers of nearby buildings were notified by way of neighbour letters, with no comments received.

Core Strategy Policy SP1 states that all development shall make a positive contribution to the health, safety and wellbeing of residents. Policy DM1 sets out key considerations that should be made when considering development for approval.

#### Privacy

The proposed rooftop extension would lead to their being outlook from higher level windows and a rooftop terrace than is currently the case on site. It is not considered that this increased overlooking would have any detrimental impact on any surrounding occupiers/residents. There are also no concerns regarding the loss of privacy of users/occupiers of the application property.

#### Light

The application would not significantly or noticeably change lighting and thus not be expected to cause undue impact in this regard.

#### Noise & Vibration

The application proposes construction activity that is likely to lead to temporary sound increases during the times of active construction work. An appropriate informative shall be added to any approval suggesting appropriate construction hours. In addition, the development proposes the relocation or introduction of new external plant. It is deemed necessary to add a planning condition, requiring the applicant to produce an acoustics report and, following this, a verification report confirming the plant noise generation is kept to suitable levels.

#### Air Quality & Odours

It is not considered that the type of use proposed to occupy the rooftop extension (commercial office and associated services) would contribute to air quality concerns. However, during construction work, there is potential for the generation of dust particles. As such, a Construction Management Plan condition is proposed, which will include a section on dust suppression measures.

#### Rooftop Terrace

The rooftop terrace, if used inappropriately, could lead to negative noise impacts and affect the amenity of nearby residents. Due to this, a rooftop terrace strategy is to be agreed with the applicant, limiting its hours of use and capacity to counteract this potential impact.

#### Refuse Storage

Refuse is to be appropriately stored within the building's basement. As such, it is considered that the chance of litter/vermin/odours etc. is suitably limited.

It is not considered that the proposed development would lead to significant amenity impacts to surrounding residents. It is noted that, temporarily, during construction, it is likely that there will be some avoidable impacts to nearby resident amenity. This can be somewhat mitigated through the implementation of an appropriate construction

management plan as well as only carrying out construction work during appropriate and considerate hours.

In summary, the proposed development accords with Core Strategy Policies DM1, SP1 with regards to amenity impacts.

### **Highways & Highway Safety**

The application would lead to the intensification of the site, increasing the amount of employment space and increasing the density of development in the locale. This development would lead to an increase in traffic generation. However, this increase would be very localised and would not be expected to be significant. The traffic generated would be dispersed across the highway network.

The application property is located within Manchester City Centre, a major urban centre. There is an array of public transportation options in close proximity to the site, including rail stations, Metrolink tram stops and bus stops. There is also cycling infrastructure and on-site cycle parking provided, within the basement of the building. No off-street car parking is proposed. However, the highly sustainable location is expected to significantly decrease the demand/need for car parking provision, with the lack of provision acceptable in this instance.

It was observed by highway services that both the proposed main entrance and bin store/delivery entrance on Camp Street have doors that open outward. This would usually be unacceptable. However, due to the design of the building and a recessed entrance, the doors would not impede pedestrian movement along the highway and, as such, is acceptable in this instance.

There is a substantial existing loading bay located adjacent to the building on Camp Street, with this space expected to be used for deliveries and refuse servicing to the building. The bin store entrance to the building is located adjacent to this building, which is acceptable.

Highway Services had suggested that a condition be added, requiring the production of a travel plan. In this instance, given the level of intensification of the site and when taking into consideration the existing site, as well as the highly sustainable location of the development, a travel plan would be unnecessary .

In summary, the proposal is acceptable in terms of highway impacts and would not have severe cumulative impact upon the road network. The proposal this accords with Paragraph 111 of the NPPF and Core Strategy policy DM1.

### **Community Safety and Crime Prevention**

The development proposed is not expected to lead to a marked increase in the risk of crime. It is noted that there is to be a moderately recessed entrance to Camp Street, which would generally be discouraged. However, it is observed that the recess is not significant in this instance. The applicant has also confirmed that the risk will be reduced by way of CCTV cameras used as a deterrent at this entry point. On balance, this is considered acceptable and in accordance with Core Strategy Policy DM1 and Section 12 of the NPPF.

### **Accessibility**

The application property includes an accessible entrance from Camp Street. This entrance is for all users of the building and therefore duly accords with Core Strategy Policy SP1. In addition, a lift allows access to all floors of the building from this entrance.

### **Climate Change and Biodiversity**

The proposed development will increase the density of development on a city centre site in a highly accessible location, with access to numerous sustainable transportation options that would be expected to reduce demand for private car trips. By increasing density on a city centre site, the building has been made appropriate for a user that requires more space.

The applicant is encouraged to consider building materials that hold less embodied carbon wherever possible. In addition, the applicant is encouraged to consider the planting opportunities to the rooftop, with an appropriately worded condition to any approval requiring the applicant to confirm the type of plants/trees etc. that can be used to encourage net biodiversity gains, as required under Paragraph 8c of the NPPF and Core Strategy Policy EN9.

### **Other Matters**

Submitted plans include display of signage 'Whispering Smith', understood to be the incoming tenant to the building. Though the position of the signage can be assessed, the signage itself cannot be assessed under this application and advertisement consent would be required. The applicant has been informed of this legal requirement before displaying any branding/advertising.

### **Conclusion**

The proposal is considered to represent sustainable development and is in accordance with relevant national and local planning policies, including the up-to-date Manchester Core Strategy and most recent iteration of the National Planning Policy Framework. Paragraph 11 states that decisions should apply a presumption in favour of sustainable development 11c of the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay.

It is considered that there is additional information required. However, this can be controlled by way of inclusion of suitable planning conditions to any approval. Paragraph 55 requires local planning authorities to consider whether otherwise unacceptable development could be acceptable through the use of conditions.

### **Outcome**

GRANT SUBJECT TO CONDITIONS.

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:

- Location Plan (21057 (PL) 001 dated 15/11/21) – Rec 01/12/21
- Existing Block Plan (21057 (PL) 002 dated 15/11/21) – Rec 01/12/21
- Existing Floor Plans Sheet 1 (21057 (PL) 003 Dated 15/11/21) – Rec 01/12/21
- Existing Floor Plans Sheet 2 (21057 (PL) 004 Dated 15/11/21) – Rec 01/12/21
- Existing Street Scene (21057 (PL) 015 Dated 21/09/21) – Rec 01/12/21
- Existing Elevations (21075 (PL) 005 Rev A Dated 15/11/21) – Rec 01/12/21
- Existing Street Scene (Deansgate) (21057 (PL) 015 dated 21/09/21) – Rec 21/02/22
- Existing & Proposed - St. John Street Conservation Area (21057 (PL) 600 dated 05/02/22) – Rec 21/02/22
- Proposed Site Plan (21057 (PL) 020 dated 15/11/21) – Rec 01/12/21
- Proposed Basement Plan (21057 (PL) 100 Rev B Dated 17/11/21) – Rec 01/12/21
- Proposed Ground Floor Plan (21057 (PL) 101 Rev B Dated 17/11/21) – Rec 27/01/21
- Proposed Fourth Floor Plan (21057 (PL) 102 Rev A Dated 17/11/21) – Rec 01/12/21
- Proposed Roof Extension – Level 01 (21057 (PL) 103 Rev B Dated 17/11/21)
- Proposed Roof Extension - Level 02 (21057 (PL) 104 Rev B Dated 17/11/21)
- Proposed Elevations (21075 (PL) 200 Rev D dated 16/11/21) – Rec 21/02/22
- Proposed Roof Plan (21057 (PL) 105 dated 14/02/22) – Rec 21/02/22
- Proposed Street Scene (Deansgate) (21057 (PL) 400) Rev B) dated 17/11/21) – Rec 21/02/22
- Email from Iceni Projects dated 21/02/22 timed 20:11 – Rec 21/02/22
- External Amenity Space Management Schedule prepared by Iceni Projects – Rec 02/02/22
- Waste Management Strategy prepared by Iceni Projects – Rec 02/02/22

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3. Construction of the roof-top extension and alterations to the Camp Street entrance hereby approved shall not commence unless and until samples and specifications of all materials to be used on all external elevations of the development, including the roof of the roof-top extension, have been submitted to and approved in writing by the City Council as local planning authority. This shall include a 1000x1000mm visual mock-up unit (sample panel) at 1:1 showing the rooftop extension's elevation including samples of relevant joints between materials.

The development shall then be implemented in accordance with the approved materials.

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.

4. The cycle parking indicated on the approved plan (21057 (PL) 100 Rev B) shall be made available for use prior to the building hereby approved being occupied.

The cycle parking shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

5. a) Before first occupation of the development the building, all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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.

b) Upon completion of the development and within 3 months of the equipment becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

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

- Hours of site opening/operation
- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions during the enabling and build phases;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity
- Types and frequency of vehicular demands
- Routing strategy and swept path analysis where applicable;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times
- Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure.

The 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 Core Strategy.

7. a) Prior to the commencement of the development, details of a local labour agreement in order to demonstrate commitment to recruit local labour for both the construction and operational elements of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of the development.

b) Within six months of the first occupation of the development, details of the results of the scheme shall be submitted to the Local Planning Authority for consideration.

Reason - To safeguard local employment opportunities, pursuant to policy EC1 of the Core Strategy for Manchester.

8. a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.