MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Ask Central Ltd
C/o Agent

Agent (if used)

Mr Niall Alcock
Deloitte Real Estate
2 Hardman Street
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Variation of planning conditions 2, 3, 21, 24, 25, 29, 30, 31, 32, 36 and 38 of planning permission 115871/FO/2017 (amended by 126604/NMC/2020) to allow for a reduction in overall height of the building by 2.5 metres, changes to the number and type of structural interventions into the listed arches, modification and alteration to the bridge over Great Bridgewater Street, alterations to the ground floor layout including enlargement of residents lobby together with re-location of the cycle store and reduction in car parking, alterations to the upper floor layout to remove 3 bedroom apartments and elevational alterations to main facade of the residential tower to modify the fin arrangement together with alteration to the podium with the introduction of perforated panels.

Location: Former Bauer Millett Site , Albion Street, Manchester, M2 5QA

Date of application: 7 May 2020

Application number: 126868/JO/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 proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the changes. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than 27 July 2020.

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

2) The development shall be carried out either as one development or on a phased basis in accordance with drawing 10053-MP-A-B5D9-F000-P-AL-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020

In these conditions, the following phrases shall have the meanings set out below:

Phase 1 - Shall mean the construction of the residential block and associated landscaping, public realm, highway and any other associated works

Phase 2 - Shall mean the construction of the office block and associated landscaping, public realm, highway and any other associated works

Reason - To allow the development to be constructed on a phased basis pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

Drawings and documents approved as part of planning permission 115871/FO/2017

110053-MP-A-B5D9-F000-P-AL-001 Rev 02, 10053-MP-A-B5D9-JC20-P-00-001 Rev 02, 10053-MP-A-B5D9-JC20-P-01-001 Rev 03, 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03, 10053-MP-A-B5D9-G100-P-01M-001 Rev 03, 10053-MP-A-B5D9-G100-P-02-001 Rev 02, 10053-MP-A-B5D9-G100-P-03-001 Rev 02, 10053-MP-A-B5D9-G100-P-04-001 Rev 02, 10053-MP-A-B5D9-G100-P-14-001 Rev 02, 10053-MP-A-B5D9-G100-P-20-001 Rev 02, 10053-MP-A-B5D9-G100-P-RF-001 Rev 02, 10053-MP-A-B5D9-G200-E-N-001 Rev 03, 10053-MP-A-B5D9-G200-E-S-001 Rev 03, 10053-MP-A-B5D9-G200-E-E-001 Rev 01, 10053-MP-A-B5D9-G200-E-W-001 Rev 02, 10053-MP-A-B5D9-G100-S-AA-001 Rev 03, 10053-MP-A-B5D9-Z200-3-AL-001 Rev 02, 10053-MP-A-B5D9-Z200-3-AL-002 Rev 01, 10053-MP-A-B5D9-Z200-3-AL-003 Rev 01, 10053-MP-A-B5D9-Z200-3-AL-004 Rev 02, 10053-MP-A-B5D9-Z200-3-AL-005 Rev 02, 10053-MP-A-B5D9-Z100-AS-002 Rev 02, 10053-B2-A-B5D9-G200-P-00-001 Rev 02, 10053-B2-A-B5D9-G200-P-01-001 Rev 02, 10053-B2-A-B5D9-G200-P-01M-001 Rev 02, 10053-B2-A-B5D9-G200-P-02-001 Rev 03, 10053-B2-A-B5D9-G200-P-03-001 Rev 02, 10053-B2-A-B5D9-G200-P-04-001 Rev 02, 10053-B2-A-B5D9-G200-P-19-001 Rev 02, 10053-B2-A-B5D9-G200-P-20-001 Rev 02, 10053-B2-A-B5D9-G200-P-40-001 Rev 01, 10053-B2-A-B5D9-G200-P-RF-001 Rev 01, 10053-B2-A-B5D9-G200-E-N-001 Rev 04, 10053-B2-A-B5D9-G200-E-S-001 Rev 03, 10053-B2-A-B5D9-G200-E-E-001 Rev 03, 10053-B2-A-B5D9-G200-E-W-001 Rev 03, 10053-B2-A-B5D9-G200-S-AA-001 Rev 03, 10053-B2-A-B5D9-G251-D-02-001 Rev 01, 10053-B2-A-B5D9-G251-D-19-001 Rev 01, 10053-B2-A-B5D9-G251-D-40-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY1-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY2-001 Rev 01, 10053-B2-A-BD59-Z100-AS-001 Rev 03, 10053-B3-A-B5D9-G200-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-02-001 Rev 01, 10053-B3-A-B5D9-G200-E-N-001 Rev 03, 10053-B3-A-B5D9-G200-E-S-001 Rev 03, 10053-B3-A-B5D9-G200-E-E-001 Rev 01, 10053-B3-A-B5D9-G200-E-W-001 Rev 01, 10053-B3-A-B5D9-G200-S-AA-001 Rev 03, 10053-B3-A-B5D9-G200-S-EE-001 Rev 01, 10053-B3-A-B5D9-G200-S-FF-001 Rev 01, 10053-B3-A-B5D9-G200-S-PP-001 Rev 01, 10053-B4-A-BD59-G200-E-NS-001 Rev 03, 10053-B4-A-BD59-G200-E-EW-001 Rev 03, 10053-B4-A-BD59-G251-D-N-001 Rev 01, 10053-B4-A-BD59-G251-D-N-

002 Rev 02, 10053-B4-A-BD59-G200-S-KK-001 Rev 01, 10053-B4-A-BD59-G251-D-TY-001 Rev 02, 10053-B4-A-BD59-Z100-AS-001 Rev 01, 10053-B5-A-BD59-G200-E-S-001 Rev 01 and 10053-B5-A-BD59-G310-XRCP-00-001 Rev 01 stamped as received by the City Council, as Local Planning Authority on the 7 May and 8 July 2020.

Planning Amendments Design Document prepared by SHP; Updated Energy Strategy Statement prepared by Ridge, dated April 2020; Updated Landscaping Drawings prepared by Planit, dated April 2020; Travel Plan Framework Technical Note prepared by Vectos, dated April 2020; Waste Management Strategy Technical Note prepared by Vectos, dated April 2020; Updated Ventilation Strategy prepared by Ridge, dated April 2020;
Environmental Statement Technical Notes including:
- Townscape and Visual Impact Technical Note prepared by Planit, dated April 2020;
- Construction Management and Phasing Note prepared by Domis, dated April 2020;
- Socio-Economic Note prepared by Deloitte Real Estate, dated April 2020;
- Heritage Impact Technical Note prepared by Heritage Architecture, dated April 2020;
- Noise and Vibration Technical Notes prepared by Fisher Acoustics, dated April 2020;
- Daylight Sunlight Assessment Technical Note prepared by GreyScanlanHill, dated April 2020;
- Wind Microclimate Technical Note prepared by Architectural Aerodynamics, dated April 2020;
- Water Resources Technical Note prepared by Renaissance, dated April 2020;
- Transport Technical Note prepared by Vectos, dated April 2020;
- Archaeology Technical Note prepared by Salford Archaeology, dated April 2020;
- Television Impact Technical Note prepared by Pager Power, dated May 2020;
- Air Quality Technical Note prepared by RPS, dated May 2020 and
- Ground Conditions Technical Note prepared by Renaissance, dated April 2020.

stamped as received by the City Council, as Local Planning Authority on the 7 and 14 May 2020

Drawings and documents approved as part of planning permission 115871/FO/2017

Drawings

10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9-G000-XP-01-001 Rev 00, 10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9—JC20-P-00-001 Rev 00, 10053-B3-A-B5D9-G200-XS-EE-001 Rev 00, 10053-B3-A-B5D9-G200-XS-FF-001 Rev 00, 10053-B3-A-B5D9-G200-XS-HH-001Rev 00, 10053-B3-A-B5D9-G200-XS-PP-001 Rev 00, 10053-B3-A-B5D9-G200-XS-QQ-001 Rev 00, 10053-B3-A-B5D9-G200-P-03-001 Rev 00, 10053-B3-A-B5D9-G200-P-TYP-001 Rev 00, 10053-B3-A-B5D9-G200-P-14-001 Rev 00, 10053-B3-A-B5D9-G200-P-RF-001 Rev 00, 10053-B3-A-B5D9-G200-E-AL-001 Rev 00, 10053-B3-A-B5D9-G200-S-HH-001 Rev 00, 10053-B3-A-B5D9-G200-S-QQ-001 Rev 00, 10053-B3-A-B5D9-G200-S-RR-001 Rev 00, 10053-B3-A-B5D9-G251-D-T1-001 Rev 00, 10053-B3-A-B5D9-G251-D-T2-001 Rev 00, 10053-B3-A-B5D9-G251-D-T3-001 Rev 00, 10053-B3-A-B5D9-G251-D-T4-001 Rev 00, 10053-B3-A-B5D9-G251-D-T5-001 Rev 00, 10053-B3-A-B5D9-G251-D-T6-001 Rev 00, 10053-B4-A-B5D9-G200-E-NS-001 Rev 00, 10053-B4-A-B5D9-G200-E-EW-001 Rev 00, 10053-B4-A-B5D9-G251-D-N-001 Rev 00, 10053-B4-A-B5D9-G200-D-N-002 Rev 00, 10053-B4-A-B5D9-G200-S-KK-001 Rev 00, 10053-B4-A-B5D9-G200-S-LL-001 Rev 00, 10053-B4-A-B5D9-G200-S-MM-001 Rev 00, 10053-B4-A-B5D9-G251-D-TY-001 Rev 00 and 10053-B5-A-B5D9-G200-S-MM-001 Rev 00 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017

10053-MP-A-B5D9-G200-P-20-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 June 2017

10053-MP-A-B5D9-G200-P-E-N-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, 13 July 2017

Supporting Information

Design and access statement prepared by Simpson Haugh & Partners, landscape design and access statement prepared by Planit-IE, Crime Impact Statement (Version A), Ecology Assessment prepared by Penny Anderson Associates, Energy Strategy Statement prepared by RPS, Environmental standards statement (including BREEAM pre- assessment) prepared by RPS, framework travel plan prepared by Vectos, Listed Building structural report prepared by Curtins, operational management strategy prepared by Ask Central Limited, Planning Statement including public benefit statement and tall building evaluation prepared by Deloitte, statement of consultation prepared by Deloitte, ventilation strategy prepared by RPS, waste and servicing strategy prepared by Vectos and Environmental Impact Assessment stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017

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.

4) Phase 1 pilling works shall be undertaken in accordance with the following documents:

- Remedial Strategy, Viadux, Albion Street, Manchester, NS/C4460/9230, Brownfield Solutions Ltd, March 2020
- Piling Risk Assessment, Viadux, Albion Street, Manchester, AJS/C4460/9231, Brownfield Solutions Ltd, March 2020
- Below Ground Drainage Specification, Viadux, Manchester, 1910-12, Renaissance, March 2020

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020

Phase 2 of the development shall not commence until details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

5) Notwithstanding the flood risk, drainage and water strategy prepared Curtins stamped as received by the City Council, as Local Planning Authority on the 31 March 2017,

(a) With the exception of drainage works defined within drawing VIA-REN-00-ZZ-SK-C-0101-C01 stamped as received by the City Council, as Local Planning Authority on the 27 March 2020, within 3 months of development commencing a scheme for the

drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.

(c) There shall be no infiltration of surface water drainage into the ground where contamination has been identified is permitted other than with written consent of the City Council, as Local Planning Authority.

(d) Prior to the first occupation of a phase a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) With the exception of drainage works defined within drawing VIA-REN-00-ZZ-SK-C-0101-C01 stamped as received by the City Council, as Local Planning Authority on the 27 March 2020, a phase of the development shall not commence until a programme of archaeological works has been submitted. The works shall be undertaken in accordance with the Written Scheme Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 and email from Norman Redhead dated 26 March 2020. The WSIs shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
- a Historic England Level 3 historic building survey
- archaeological evaluation through trial trenching
- informed by the above, more detailed targeted excavation and historic research (subject of a new WSI)

2. A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

3. Dissemination of the results commensurate with their significance.

4. Provision for archive deposition of the report and records of the site investigation.

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

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

7) (a) The ground conditions work shall be carried out in accordance with the following documents:

- Remedial Strategy, Viadux, Albion Street, Manchester, NS/C4460/9230, Brownfield Solutions Ltd, March 2020

- Piling Risk Assessment, Viadux, Albion Street, Manchester, AJS/C4460/9231, Brownfield Solutions Ltd, March 2020
- Below Ground Drainage Specification, Viadux, Manchester, 1910-12, Renaissance, March 2020

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020

(b) When each phase 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 prior to the first occupation of each phase of development.

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.

8) Phase 1 works will be undertaken in accordance with the Construction Management Plan (Rev 2) prepared by DOMIS construction stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020.

Phase 2 of the development shall not commence until 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 how access to the Metrolink stop via Trafford Street for maintenance purposes will be maintained;
- Construction and demolition methods including how buildings next to and over Metrolink infrastructure will be cleared;
- Details of Wheel Washing;
- Dialogue/communication strategy with local residents;
- 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; and
- Sheeting over of construction vehicles.

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

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

9) Phase 2 of the development shall not commence until a scheme for the mitigation of run off from phase 2 onto the Metrolink line shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first use of phase 2.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

10) Phase 2 of the development shall not commence until details of any Electro Magnetic Compatibility (EMC) impact (including any necessary mitigation) and any earthing and bonding strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any mitigation required shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) Phase 2 of the development shall not commence until a scheme for the detailed design of the oversailing structure to comply with safe clearances from Metrolink infrastructure, forward visibility requirements for tram operations, and measures to protect the building from accidental loads in the event of a light rail vehicle derailment has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented as part of the development.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) Phase 2 of the development shall not commence until a scheme shall be submitted for protecting the Metrolink infrastructure from objects being able to be thrown from the adjacent roof gardens shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented prior to the first use of the development or phase 2 and shall thereafter be retained and maintained in situ.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

13) Phase 2 of the development shall not commence until a scheme shall be submitted for an early warning system for the office building has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented prior to the first use of the development or phase 2 and shall thereafter be retained and maintained in situ.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

14) With the exception of drainage works defined within drawing VIA-REN-00-ZZ-SK-C-0101-C01 stamped as received by the City Council, as Local Planning Authority on the

27 March 2020, no above ground works on a phase of the development shall not commence until a radar mitigation scheme (RMS) including timetable for its implementation during construction), has been submitted for approval in writing by the City Council, as Local Planning Authority. The RMS shall thereafter be implemented in accordance with the previously agreed timescale.

Reason - in the interest of aviation safety pursuant to policy DM2 of the Manchester Core Strategy (2012).

15) Prior to any above ground works of a phase, a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). The approved materials shall then be implemented as part of the phase.

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.

16) Prior to any above ground works of a phase, details of the boundary treatment shall be submitted for approval in writing by the Council, as Local Planning Authority. The approved details shall then implemented as part of the phase and be in place prior to the first occupation of the development.

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.

17) Prior to the first occupation of a phase hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Verification report providing photographic evidence of construction; and
- 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.
- evidence that there will be no impact on the Ashton Canal from the disposal of water from the development.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

18) The development hereby approved shall be carried out in accordance with the Environmental Standards statement (including BREEAM pre-assessment) prepared by RPS stamped as received by the City Council, as Local Planning Authority, on the 31 march 2017 and the Updated Energy Strategy Statement prepared by Ridge, dated April 2020 stamped as received by the City Council, as Local Planning Authority, on the 7 May 2020. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for each phase.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

19) (a) prior to the first occupation of each phase details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme for each phase shall be implemented not later than 12 months from the date the buildings in each phase are 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 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 SP1, EN9 and DM1 of the Core Strategy

20) Notwithstanding the noise impact assessment prepared by Fisher Acoustics stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, (a) prior to the first occupation of each phase, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. (b) The approved scheme shall be implemented and prior to the first occupation of the development (or phases 1 and 2) and post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

21) Notwithstanding the noise assessment prepared by Fisher Acoustics stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, prior to the first use of each the commercial units as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020, a scheme

of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

22) Notwithstanding the noise assessment prepared by Fisher Acoustics stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 2017, (a) prior to the first occupation of the residential accommodation hereby approved, the accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. (b) The approved scheme shall be implemented and prior to the first occupation of the residential element and post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic, trams and Manchester Central or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

23) Notwithstanding the waste and servicing strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, prior to the first occupation/use of each phase a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

24) Prior to the first use of each of commercial units, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

25) Prior to the first use of each commercial unit as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020, details of

any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

26) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of each phase. The approved scheme shall be implemented in full prior to the first occupation each phase and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

27) If any 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.

28) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00
Sundays (and Bank Holidays): No deliveries/waste collections

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

29) The commercial units hereby approved, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020, shall not be open outside the following hours:-

Monday to Saturday	08.00hrs - 23.00hrs
Sundays	09.00hrs - 23.00hrs

There shall be no amplified sound or any amplified music at any time within the units.

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.

30) The commercial units as shown on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

31) The 4 commercial units, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020, can be occupied as A1 (excluding convenience retail), A3 or A4. The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester .

32) In the event that any of the commercial units, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-B3-A-B5D9-G200-P-01M-001 Rev 02, 10053-B3-A-B5D9-G200-P-01-001 rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020 are occupied as an A3 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
  - Dispersal policy;
  - Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

33) Notwithstanding the provisions of the The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking

and re-enacting that Order with or without modification) no part of the residential element of the building shall be used for any 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 2015, 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 - In the interests of residential amenity, 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.

34) The development shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017. The development shall only be carried out in accordance with these approved details. Prior to the occupation of each phase the Council as local planning authority must 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.

35) The development hereby approved shall be carried out in accordance with the Framework travel plan stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building 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

Within six months of the first use of each phase, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

36) Prior to the first occupation of each phase the cycle provision, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 REV 02 Stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020.

The approved details shall then be implemented prior to the first occupation/use of each phase and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

37) Prior to the first occupation of the residential element of the development hereby approved, details of disabled car parking provision shall be submitted for approval in writing. The approved details shall then be implemented prior to the first occupation of the residential element and remain in situ for as long as the development remains in use.

Reason - To ensure sufficient car parking is available for disabled occupants of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

38) Prior to the first use of the residential element of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Trafford Street, Great Bridgewater Street, Albion Street 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:

- servicing bay Great Bridgewater street and associated road markings.

- Improvements to the public realm including details of materials (including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and building line) and tree planting and soft landscaping where appropriate.
- Creation of a car club bay on the surrounding road network.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.

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).

39) Notwithstanding the TV reception survey, stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, within one month of the practical completion of each phase, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority, in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before each phase is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

40) The Phase 1 works shall be undertaken in accordance with the Local Labour template stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020

Prior to the commencement of Phase 2 details of a local labour agreement in order to demonstrate commitment to recruit local labour for both the construction and operations element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved document shall be implemented as part of the construction and occupation phases of the development. Within six months of the first occupation of each phase details of the results of the scheme shall be submitted for consideration.

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

41) Prior to the first occupation of the residential element of the development, details of electric car charging points within the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

42) Prior to the first occupation of the each phase, details of bird and bat to be provided (including location and specification) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

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.

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

0) - Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events should not normally 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

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

- Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

- Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location.

- Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B). Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

o - Surface water drainage
o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area. Existing rates should be based on the capacity of the existing drainage system;

o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event in any part of a building;

o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements);

o Hydraulic calculation of the proposed drainage system;

o Construction details of flow control and SuDS elements.

o Verification report providing photographic evidence of construction as per design drawings;
o As built construction drawings if different from design construction drawings;
o 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.

- Foundations - Where deep foundations are proposed we recommend the developer follows the guidance set out within our document 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' which is available on our website at the following address:
http://webarchive.nationalarchives.gov.uk/20140328084622/http:/cdn.environment-agency.gov.uk/scho0501bitt-e-e.pd

The requirements of CPA Tower Crane guidance may apply if the collapse radius of the tower crane is within 3m of the operational railway (including half the length of the applicable load). As part of the process a Network Rail Project Engineer will review the temporary works certificate and associated calculations. Please refer to CPA requirements including section 2.3.2, which outlines the requirement to downrate cranes alongside Network Rail infrastructure.
https://www.cpa.uk.net/freedownload/?TCIG%2520-%2520Publications%7E%7E%7ECPA-TCIG-Tower-Cranes-Alongside-Railways-Published-Document.pdf

The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the
electrical apparatus and any personnel working in its vicinity.
The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-
HS(G)47 - Avoiding danger from underground services.
GS6 - Avoidance of danger from overhead electric lines.
The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works; the cost of such a diversion would usually be borne by the applicant.

The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website http://www.enwl.co.uk/our-services/know-before-you-dig

Date: 20 August 2020

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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 their 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.