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

Allied London Fire Station Limited
C/o Agent

Agent (if used)

Mrs Deborah Baker Barnett
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Application to vary Condition 2 (Specified Plans) to previously approved application 127817/JO/2020

Location: Former London Road Fire Station, 50 London Road, Manchester, M1 2PH

Date of application: 5 January 2022

Application number: 132633/JO/2022

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) attached to this decision

1) The development must be begun not later than the 17 April 2023.

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:

DRAWINGS:

LRFS-PUR-01-B1-DR-A-1053 - Basement Plan Downtakings & Alterations
LRFS-PUR-01-ZZ-DR-A-2013 - Proposed London Road Courtyard Elevation

LRFS-PUR-01-ZZ-DR-A-2017 - Proposed Section D-D & C-C
LRFS-PUR-01-ZZ-DR-A-2018 - Proposed Section F-F & B-B
LRFS-PUR-01-ZZ-DR-A-1053 REV 21 - Basement Plan Downtakings & Alteration
LRFS-PUR-01-00-DR-A-1054 REV 21 - Ground Floor Plan Downtakings & Alterations
LRFS-PUR-01-01-DR-A-1055 REV 22- First Floor Plan Downtakings & Alterations
LRFS-PUR-01-02-DR-A-1056 REV 21- Second Floor Plan Downtakings & Alterations
LRFS-PUR-01-03-DR-A-1057 REV 21 - Third Floor Plan Downtakings & Alterations
240242-PUR-FS-A-1063 REV 2 - Minshull Street Downtakings and Alteration
LRFS-PUR-01-ZZ-DR-A-1064 - Whitworth St Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1065 - London Rd Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1066 - Fairfield St Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1067 REV 14 - Minshull St Courtyard Downtakings and Alterations
LRFS-PUR-01-00-DR-A-2003 REV 20 - Proposed Ground Floor Plan
LRFS-PUR-01-01-DR-A-2004 REV 25 - Proposed First Floor Plan
LRFS-PUR-01-02-DR-A-2005 REV 23 - Proposed Second Floor Plan
LRFS-PUR-01-03-DR-A-2006 REV 22- Proposed Third Floor Plan
LRFS-PUR-01-B1-DR-A-2002 REV 22 - Proposed Basement Plan
LRFS-PUR-01-RF-DR-A-2007 REV 17 - Proposed Roof Plan
LRFS-PUR-01-ZZ-DR-A-2008 REV 2 - Whitworth Street Elevation
LRFS-PUR-01-ZZ-DR-A-2009 REV I - London Road Elevation
LRFS-PUR-01-ZZ-DR-A-2010 REV I - Fairfield Street Elevation
LRFS-PUR-01-ZZ-DR-A-2011 REV 2 - Minshull Street Elevation
LRFS-PUR-01-ZZ-DR-A-2000 - Proposed Site Plan
LRFS-PUR-01-ZZ-DR-A-7001 - Accommodation Schedule
LRFS-PUR-01-ZZ-DR-A-1000 - Location Plan
2310-LRFS-PUR-01-ZZ-DR-A-2310 - Proposed Substation Elevations
2311-LRFS-PUR-01-00-DR-A-2311 - Proposed Ground Floor Substation Plan
2320-LRFS-PUR-01-00-DR-A-2320 - Hotel Entrance - Proposed Plan
2321-LRFS-PUR-01-ZZ-DR-A-2321 - Hotel Entrance - Existing Elevation
2322-LRFS-PUR-01-ZZ-DR-A-2322 - Hotel Entrance - Proposed Elevation
2323-LRFS-PUR-01-ZZ-DR-A-2323 - Hotel Entrance - Proposed Section
240242-PUR-FS-A-2020 REV 2 - Basement Waste Access & Servicing Strategy
240242-PUR-FS-A-2021 REV 3 - Ground Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2022 REV 3 - First Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2023 REV 3 - Second Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2024 REV 3 - Third Floor Waste Access & Servicing Strategy
LRFS-PUR-01-ZZ-DR-A-1060 REV 2 - Whitworth Street Downtakings and Alteration
240242-PUR-FS-A-1061 REV 2 - Downtakings and Alteration
240242-PUR-FS-A-1062 REV I - Fairfield Street Downtakings and Alteration
LRFS-PUR-01-ZZ-DR-A-1063 REV 2 - Minshull Street Downtakings and Alteration
060270-CUR-XX-XX-DR-S-28-608 Indicative Canopy Section
60270-CUR-00-XX-RP-Z-00004-V01_ Balcony Opening-up investigation
1968-ME06 P3 Updated Roof Drawing
1968-ME01 P02 Basement Level Preliminary M&E Space and Volume Layout
1968-ME02 P02 Ground Floor Preliminary M&E Space and Volume Layout
1968-ME03 P02 First Floor Preliminary M&E Space and Volume Layout
1968-ME04 P02 Second Floor Preliminary M&E Space and Volume Layout
1968-ME05 P02 Third Floor Preliminary M&E Space and Volume Layout
1968-ME27 P01 Proposed Workspace Mechanical Servicing
1968-ME29 P02 Ground Floor Engine Restaurant Servicing
LRFS-PUR-01-ZZ-DR-A-2015 Rev 14 - Proposed Minshull Street Courtyard Elevation
LRFS-PUR-01-ZZ-DR-A-3100-07 Rev 7 - Existing Minshull St- South Detail Elevations
1

LRFS-PUR-01-ZZ-DR-A-3101 Rev 6 - Existing Minshull St- South Detail Elevations 2
LRFS-PUR-01-ZZ-DR-A-3102 Rev 06 - Existing Minshull St- South Detail Elevations 3
LRFS-PUR-01-ZZ-DR-A-3103 Rev 4 - Existing Minshull St- South Detail Elevations 4
LRFS-PUR-01-ZZ-DR-A-3104 Rev 5 - Existing Minshull St- South Detail Elevations 5
LRFS-PUR-01-ZZ-DR-A-3105 Rev 06 - Proposed Minshull St- South Detail Elevations 1
LRFS-PUR-01-ZZ-DR-A-3106 Rev 07 - Proposed Minshull St- South Detail Elevations 2
LRFS-PUR-01-ZZ-DR-A-3107 Rev 07 - Proposed Minshull St- South Detail Elevations 3
LRFS-PUR-01-ZZ-DR-A-3108 Rev 06 - Proposed Minshull St- South Detail Elevations 4
LRFS-PUR-01-ZZ-DR-A-3109 Rev 06 - Proposed Minshull St- South Detail Elevations 5
LRFS-PUR-01-ZZ-DR-A-4003 Rev 5 - Brick Details
LRFS-PUR-01-ZZ-DR-A-4004 Rev 5 - Parapet detail
LRFS-PUR-01-ZZ-DR-A-4008 Rev 2 - Coping details - Drill Tower
LRFS-PUR-01-ZZ-DR-A-4009 Rev 1 - Steel window profile
240242-PUR-01-01-DR-A-9030 Rev P01 Walkway at First Floor

SUPPORTING DOCUMENTS

Consented Design and Access Statement including Lighting and Signage Strategies produced by Levitt Bernstein;
Design and Access Addendum prepared by Purcell;
Fixture and Fitting Strategy prepared by Levitt Bernstein;
Condition and General Fabric Survey and Repair Method Statement prepared by Heritage Architecture;
Structural Report including plans prepared by Curtins;
Flood Risk Assessment prepared by Curtins;
Phase 1 Ground Conditions Survey prepared by Curtins;
Phase 2 Ground Investigation Report;
Heritage Significance Statement prepared by Heritage Architecture;
Heritage Impact Statement prepared by Heritage Architecture;
Tenant Design Guide prepared by OBI;
Archaeological Desk Based Assessment prepared by Salford Archaeology;
Ecological Survey prepared by Tyrer Partnership;
Transport Statement prepared by Vectos;
Framework Travel Plan version 5 prepared by Vectos;
Waste Management Strategy prepared by Vectos;
Acoustic Assessment prepared by Sandy Brown;
Energy Statement prepared by Crookes Walker Consulting;
M&E Strategy including plans and Ventilation Strategy prepared by Crookes Walker Consulting;
Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability;
Operations Management Plan prepared by Allied London and All Work & Social;
Coroners Court Document prepared by Allied London;
Essential Fabric Repairs Schedule prepared by Allied London;
Construction Management Plan prepared by Allied London;
Visual Survey Document prepared by Levitt Bernstein;
Conservation and Repair Methodologies and Addendum by SLHA;
LRFS Soft Strip Survey by SLHA;
Canopy Design Proposal;
Façade and Balustrade Options Study by Purcell;
Workplace Design Concept by Allied London;
Outline Construction Management and Phasing Statement Rev 3;
Crime Impact Statement by Greater Manchester Police, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019

The agent's email of 7 February 2020 with regard to the additional cycle parking

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) Planning Condition 3 (Materials), originally applied to development permitted under 125712/FO/2019 was partially discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021 and fully discharge under Discharge of Condition Application CDN/21/0307 on 23 September 2021.

4) Planning Condition 4 (Archaeology), originally applied to development permitted under 125712/FO/2019 was partially discharged under Discharge of Condition Application CDN/21/0172 on 24 March 2021 and fully discharged under Discharge of Condition Application CDN/21/0717 On 12 November 2021.

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

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

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.

6) When all construction/fit-out works are complete, the same carriageways/footways as surveyed under Partial Discharge of Condition Application CDN/21/0307 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.

7) a) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The Travel Plan shall also include details of the cycle hire scheme at the hotel and how that will be monitored as part of the Travel Plan process.

b) Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered under part a) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

8) Full detailed designs (including the introduction of traffic regulation orders and other potential traffic measures if required) of all highways works shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to any works to the highway commencing. The highway works shall be implemented in accordance with the approved details prior to any part of the development being first occupied.

Reason - In the interests of highway safety, and to ensure that the junction operates satisfactorily pursuant to policies T1 and DM1 of the Core Strategy for Manchester.

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

(a) The proposed hard landscape materials, including the materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building;
(b) Any external lighting.

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

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 R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

10) Before the development first becomes operational, full details of a servicing strategy for each part of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The servicing strategy shall ensure that all vehicles requiring loading access to the site are scheduled and managed appropriately.

Reason - In the interests of public safety, pursuant to policy DM1 of the Core Strategy.

11) The cycle parking areas shown on the approved plans shall be made available at all times whilst the site is occupied.

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

12) Before the development is first brought into use, an event management plan for full capacity events shall be submitted to and approved in writing by the City Council as Local Planning Authority. The plan shall include information on pedestrian numbers and movements, vehicle parking, drop off/pick up, coach parking, event vehicle loading/unloading and vehicle access to the internal courtyard within the site. The development shall be carried out in accordance with the event management plan at all times thereafter.

Reason - To ensure an acceptable development in the interests of amenity and highway safety, pursuant to policy DM1 of the Unitary Development Plan.

13) 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.

14) Planning Condition 14 (Surface Water Drainage) as attached to development approved under 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0307 on 23 September 2021.

15) The development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings (if different from design construction drawings).
- A management and maintenance plan for the lifetime of the development which shall include the arrangement for adoption by an appropriate public body or statutory

undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution, to ensure that a managing body is in place for the sustainable drainage system and to ensure there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Core Strategy.

16) Within 3 months of first occupation of the building, written evidence shall be provided to the City Council as local planning authority that the development has been built in accordance with the recommendations contained within the submitted Crime Impact Statement, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019, and that a secured by design accreditation has been awarded for the development.

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.

17) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to information and documents submitted under Discharge of Condition Application CDN/21/0307 and relating to Local Labour shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

18) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of Practical Completion of the building hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy.

19) Planning Condition 19 (Piling) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0739 on 12 April 2022.

20) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City 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 City 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.

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

07:30 to 20:00, Monday to Saturday
10.00 to 18.00 on Sundays and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Manchester Core Strategy.

22) Before any of the commercial units including a kitchen or the hotel within the development first become operational, a scheme for the extraction of any fumes, vapours and odours from any kitchen areas within these parts of the development shall be submitted to, and approved in writing by, the City Council as local planning authority. An odour impact assessment is required together with suitable mitigation measures, information regarding the proposed cleaning/maintenance regime for the fume extraction equipment, and details in relation to replacement air. Mixed use schemes should ensure provision for internal ducting in risers that terminate at roof level where practicably possible. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level where practicably possible and/or any openable windows/ventilation intakes of nearby properties. Any scheme should make reference to risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems', dated September 2018. The scheme shall be implemented in accordance with the approved details prior to first occupancy of each of the commercial units including a kitchen and the hotel and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

23) Before each of the commercial units within the ground floor of the premises, together with any of the event spaces (including the courtyard (excluding any external areas within the demise of the commercial units) and the Coroners Court), are first brought into use, full details of the hours of use proposed for these areas shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved hours.

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.

24) Before any external seating areas within the courtyard within the demise of the commercial units and hotel are first brought into use, full details of the hours of use proposed for these areas shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved hours.

For the avoidance of doubt, the external seating areas associated with the commercial units and hotel shall not include any amplified sound.

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.

25) a) Before works to the residential units commences, a scheme for acoustically insulating the proposed residential accommodation against noise from Fairfield Street and London Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

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 shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 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.

b) Upon completion of the development and before any of the apartments are first occupied, 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 give the results of post-completion testing to confirm that the required internal noise 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. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the development is first occupied.

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.

26) a) Any 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 typical background (LA90) level at the nearest noise sensitive location.

Before development commences on any external plant, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Upon completion of the development and before any of the external plant is first operational, a verification report will be required to validate that the work undertaken confirms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the plant and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance. The report and any necessary measures shall be approved in writing by the City

Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the plant is first brought into use.

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

27) a) Prior to any 'leisure' use (use Class D2) coming into operation in each of the commercial units within the development hereby approved, full details of the leisure uses(s) proposed in each of the units shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

b) Each unit containing a leisure use shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the unit and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall 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 shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

c) Upon completion of the development and before each of the new leisure uses becomes 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 the 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. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the new use becomes operational.

Reason - In the interests of amenity and having an acceptable development, pursuant to policy DM1 of the Core Strategy.

28) No part of the development shall be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for both the residential and commercial elements of the development (including the hotel) hereby approved has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. The scheme shall include:

- Estimated volumes and types of waste produced by the development
- Details of internal and external stores for both waste and recycling, including any plans and designs,
- Location of the proposed collection point and details of the route the collection vehicle will take,
- Details of how waste will be transferred between stores and to the collection location,
- Details of number and capacity of bins proposed and collection frequency.

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

29) Planning Condition 29 (Balcony Supports) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

30) Planning Condition 30 (Canopies) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

31) Prior to the commencement of works to the substation entrance design, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. Full drawn information relating to scaled elevations, plans and sections shall be submitted as well as method statements for the works including how the terracotta will be dealt with and made good (if applicable). The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan

32) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of all mechanical and electrical installations commence, full details of the works proposed (including routes through the building and locations of the plant on/within the roof) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

33) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of:

a. signage
b. lighting
c. CCTV

are commenced, full details giving a strategy and specifications for each of these around the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

34) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved workspaces commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The

proposed works shall build on the 'Working at London Road Workspace Concept Design' document as referenced in condition 2 and shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

35) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved commercial units commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

36) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the new landscaping within the site and the internal courtyard commence, full details of the proposed works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

37) Condition 37 (Internal Walls) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

38) Condition 38 (Ceilings) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0307 on 23 September 2021.

39) Within one month prior to construction work being completed and notwithstanding the details shown on/within the approved drawings and documents listed in Condition 2 of this approval or the information submitted under Partial Discharge of Condition Application CDN/21/0138 relating to the strip out works, full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

40) Notwithstanding the information shown on/within the approved drawings and documents listed in condition 2 of this approval, before commencement of any works to the Coroner's Court, full details of the refurbishment and alteration works proposed to secure its sustainable re-use, and an ongoing management strategy for the flexible use

of the Coroner's Court area, shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The works within the Coroner's Court, and the operation and use of this area, shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

41) No externally mounted telecommunications equipment, except that relating to the servicing of the building hereby approved, shall be mounted on any part of the building, including the roof.

Reason - In the interests of visual amenity, pursuant to Core Strategy Policies DM1 and SP1.

42) The apartments within the development hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/aparthotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

43) The residential apartments shall not be occupied until a Residents' Management Strategy has been submitted to, and approved in writing by, the City Council, as local planning authority. The Residents' Management Strategy shall include details of maintenance, security, energy management, janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries. The Residents' Management Strategy shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason - To ensure the development is managed in the interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

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.

Date: 20 April 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase 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.