

Development Management
Manchester City Council
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Our ref EKPS/210803/KD
Submitted via Planning
Portal only

29 October 2021

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FAO Jennifer Atkinson

Dear Sir or Madam,

Non-Material Amendment: Land Off Oldham Road (A62), Dulverton Street, Holyoak Street and Droylsden Road, Manchester (125990/FO/2020).

On behalf of our client, One Manchester ("the Applicant") we are pleased to confirm a Non-Material Amendment Application ("NMA"), in relation to the aforementioned planning permission, has today been submitted via the Planning Portal (PP- 10338681).

The planning application fee of £234 has been paid electronically, also via the Planning Portal.

Background

Planning permission was granted on the Site by Manchester City Council ("MCC") on 2 September 2020 (Ref: 125990/FO/2020) for the following description of development:

"Erection of a part 4 (plus ground), part 5 (plus ground) storey building to form 100 residential apartments (Use Class C3a) together with ground floor commercial floorspace (Use Classes A1, A2, A3, B1 and D1) (211 sqm) and erection of 39 two and three storey dwellinghouses (Use Class C3a) along with associated access, landscaping, boundary treatment and car parking. "

As the site is brought forward for development, it will be necessary to deliver the project in phases. As such, it is proposed to amend the condition wording to allow for the phased discharge of the conditions and subsequent delivery of the site.

The changes to the condition wording are included within the Condition Wording Schedule provided in **Annex 1** of this letter.

Submission Material

All of the proposed changes are identified on the following plans that have been submitted via the Planning Portal:

- Location Plan;
- Phasing Plan prepared by tp bennett (T8130 D 0 022 P2); and,
- Amended Condition Wording Schedule prepared by Euan Kellie Property Solutions (included in Annex 1 of this letter).

Basis of Determination

Section 96A of the Town and Country Planning Act (1990) allows a local planning authority ("LPA") in England to make a change to any planning permission where they are satisfied that the change is not material. Specific powers (at S.96A(3)) are also provided to remove or alter existing conditions.

S.96a(2) states that in deciding whether a change is material, an LPA must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

Whilst there is no definition of what constitutes a non-material amendment, National Planning Practice Guidance ("PPG") recognises that it will be in the context of the overall scheme.

Evaluation of the Changes & Conclusions

The application seeks very minor changes to the wording of the conditions to allow the project to be delivered in phases. The changes proposed to do not alter the nature of the development, change the level of information required by condition; or alter the point within the programme at which information (relevant to the construction of that phase of development) is required to be submitted.

It is therefore considered that the changes sought by this application constitute non-material amendments in accordance with the provisions set out in Section 96A of the Town and Country Planning Act 1990.

I trust the submitted information is sufficient and I look forward to receiving confirmation that the application has been registered, however should you have any queries or require any further information, please do not hesitate to contact me by email or telephone (0161 486 5025).

Yours faithfully,



Euan Kellie FRICS FRTPI
Company Director
euan@euankellie.co.uk

Enc.

Annex 1: Land off Oldham Road, Newton Heath: Planning Condition Amendments (29 October 2021)

App Ref: 125990/FO/2020 – Full Planning Permission

#	Existing Condition	Revised Wording
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.	The development must be begun not later than the expiration of three years beginning with the date of this permission.
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings T8130 D 0 001 Rev P1, Ref: T8130 D 0 002 Rev P1, T8130 D 0 020 Rev P4, T8130 D 0 030 Rev P4, T8130 D 0 040 Rev P4, T8130 D 0 051 Rev P3, T8130 D 0 052 Rev P3, T8130 D 0 053 Rev P3, T8130 D 0 251 Rev P3, T8130 D 1 151 Rev P4), T8130 D 1 152 Rev P4, T8130 D 1 251 Rev P3, T8130 D 1 252 Rev P5, T8130 D 1 261 Rev P2), T8130 D 1 262 Rev P1, T8130 D 2 151 Rev P4, T8130 D 2 251 Rev P2, T8130 D 2 252 Rev P4, T8130 D 2 253 Rev P2, T8130 D 4 151 Rev P3, T8130 D 4 251 Rev P3, T8130 D 5 151 Rev P3, T8130 D 5 251 Rev P3, T8130 D 7 151 Rev P3, T8130 D 7 251 Rev P3, T8130 VS 0 001 Rev P2, T8130 VS 0 002 Rev P2, T8130 VS 0 003 Rev P2, T8130 VS 0 004 Rev P2, T8130 VS 0 005 Rev P2 and T8130 VS 0 006 Rev P2) stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020 3538 101 Rev D stamped as received by the City Council, as Local Planning Authority, on the 30 April 2020 Supporting information Pe-construction TV signal impact study prepared by Astbury, Daylight and sunlight report (ref. 1090-SW-20-0115) prepared by GIA, Preliminary Ecology Appraisal prepared by Urban Green (ref. UG390_eco_pea_01) stamped as received by the City Council, as Local Planning Authority, on the 17 January 2020 Transport Assessment prepared by Curtins (ref. 74056-CUR-00-XX-RP-TP-001 V02), Interim Travel Plan (ref. 74056-CUR-00-XX-RP-TP-002 V02), Flood risk assessment and drainage strategy prepared by Curtins (ref. 0 74031-CUR-00-XX-RE-C-92000),	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings T8130 D 0 001 Rev P1, Ref: T8130 D 0 002 Rev P1, T8130 D 0 020 Rev P4, T8130 D 0 030 Rev P4, T8130 D 0 040 Rev P4, T8130 D 0 051 Rev P3, T8130 D 0 052 Rev P3, T8130 D 0 053 Rev P3, T8130 D 0 251 Rev P3, T8130 D 1 151 Rev P4), T8130 D 1 152 Rev P4, T8130 D 1 251 Rev P3, T8130 D 1 252 Rev P5, T8130 D 1 261 Rev P2), T8130 D 1 262 Rev P1, T8130 D 2 151 Rev P4, T8130 D 2 251 Rev P2, T8130 D 2 252 Rev P4, T8130 D 2 253 Rev P2, T8130 D 4 151 Rev P3, T8130 D 4 251 Rev P3, T8130 D 5 151 Rev P3, T8130 D 5 251 Rev P3, T8130 D 7 151 Rev P3, T8130 D 7 251 Rev P3, T8130 VS 0 001 Rev P2, T8130 VS 0 002 Rev P2, T8130 VS 0 003 Rev P2, T8130 VS 0 004 Rev P2, T8130 VS 0 005 Rev P2 and T8130 VS 0 006 Rev P2) stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020 3538 101 Rev D stamped as received by the City Council, as Local Planning Authority, on the 30 April 2020 Phasing Plan (T8130 D 0 022 P2) as received by the City Council as Local Planning Authority on 29 October 2021. Supporting information Pe-construction TV signal impact study prepared by Astbury, Daylight and sunlight report (ref. 1090-SW-20-0115) prepared by GIA, Preliminary Ecology Appraisal prepared by Urban Green (ref. UG390_eco_pea_01) stamped as received by the City Council, as Local Planning Authority, on the 17 January 2020 Transport Assessment prepared by Curtins (ref. 74056-CUR-00-XX-RP-TP-001 V02),

#	Existing Condition	Revised Wording
	phase 1 preliminary risk assessment (ref. 074031-CUR-00-XX-RP-GE-001 Rev V01) and ground investigation report (ref. 074031-CUR-00-XX-RP-GE-002 Revision: V01 prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 22 January 2020 Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police and Archaeology report prepared by ARS stamped as received by the City Council, as Local Planning Authority, on the 14 February 2020 Heritage Assessment prepared by Kathryn Sather and Associates, Broadband connectivity survey (SPO-1857), Arboricultural Impact Assessment (ref. UG390_ARB_AIA_01 Rev 02) prepared by Urban Green ,Noise impact assessment (ref. 27467/N/A/Rev02) prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 February 2020 125990/FO/2020 Page 4 of 20 Ventilation strategy report prepared by PSD (ref: CF/CA/1857/VS_Issue 1 -dated February 2020), Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions, Air Quality report prepared by Wardell Armstrong stamped as received by the City Council, as Local Planning Authority, on the 28 February 2020 Environmental Statement prepared by PSD (ref. CF/CA/1857_issue 2) stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020 Design and Access Statement (ref. T8130 OT 0001 Rev P5) stamped as received by the City Council, as Local Planning Authority, on the 4 April 2020 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	Interim Travel Plan (ref. 74056-CUR-00-XX-RP-TP-002 V02), Flood risk assessment and drainage strategy prepared by Curtins (ref. 0 74031-CUR-00-XX-RE-C-92000), phase 1 preliminary risk assessment (ref. 074031-CUR-00-XX-RP-GE-001 Rev V01) and ground investigation report (ref. 074031-CUR-00-XX-RP-GE-002 Revision: V01 prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 22 January 2020 Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police and Archaeology report prepared by ARS stamped as received by the City Council, as Local Planning Authority, on the 14 February 2020 Heritage Assessment prepared by Kathryn Sather and Associates, Broadband connectivity survey (SPO-1857), Arboricultural Impact Assessment (ref. UG390_ARB_AIA_01 Rev 02) prepared by Urban Green ,Noise impact assessment (ref. 27467/N/A/Rev02) prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 February 2020 125990/FO/2020 Page 4 of 20 Ventilation strategy report prepared by PSD (ref: CF/CA/1857/VS_Issue 1 -dated February 2020), Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions, Air Quality report prepared by Wardell Armstrong stamped as received by the City Council, as Local Planning Authority, on the 28 February 2020 Environmental Statement prepared by PSD (ref. CF/CA/1857_issue 2) stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020 Design and Access Statement (ref. T8130 OT 0001 Rev P5) stamped as received by the City Council, as Local Planning Authority, on the 4 April 2020 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	No development groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include:	No development groundworks shall take place on each phase until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works relating to that phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include:

#	Existing Condition	Revised Wording
	-Archaeological evaluation through trial trenching; - dependent on the above, open excavation and recording (subject to a separate WSI) 2. A programme for post-fieldwork assessment to include: - Production of a final report on the significance of the archaeological and historical interest represented. 3. Deposition of the final report within the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance; 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or person/organisation to undertake the works set out within the approved WSI.	-Archaeological evaluation through trial trenching; - dependent on the above, open excavation and recording (subject to a separate WSI) 2. A programme for post-fieldwork assessment to include: - Production of a final report on the significance of the archaeological and historical interest represented. 3. Deposition of the final report within the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance; 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or person/organisation to undertake the works set out within the approved WSI.
4	No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.	No demolition works or vegetation clearance shall take place on any phase during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.
5	a) The development shall not commence until, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	a) Prior to the commencement of each phase of development, details of a Local Benefit Proposal, which demonstrates commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of each phase of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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6	Notwithstanding the flood risk and drainage strategy prepared by Curtains (ref. 074031-CUR-00-XX-RE-C-92000) stamped as received by the City Council, as Local Planning Authority, on the 22 January 2020, (a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - Maximise use of green SuDS solution; - 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 a Critical Drainage Area; - 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 with allowance for climate change in any part of a building; - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site; - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. As proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) evidence of pollution control measures (preferably through SuDS) is required. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements. (b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.	Notwithstanding the flood risk and drainage strategy prepared by Curtains (ref. 074031-CUR-00-XX-RE-C-92000) stamped as received by the City Council, as Local Planning Authority, on the 22 January 2020, (a) No phase of the development shall not commence until a scheme for the drainage of surface water for that phase of the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - Maximise use of green SuDS solution; - 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 a Critical Drainage Area; - 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 with allowance for climate change in any part of a building; - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site; - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. As proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) evidence of pollution control measures (preferably through SuDS) is required. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements. (b) Each phase of the development shall then be constructed in accordance with the approved details, within an agreed timescale.
7	Notwithstanding the phase 1 preliminary risk assessment (ref. 074031-CUR-00-XXRP- GE-001 Rev V01) and ground investigation report (ref. 074031-CUR-00-XX-RP-GE- 002 Revision: V01	Notwithstanding the phase 1 preliminary risk assessment (ref. 074031-CUR-00-XXRP- GE-001 Rev V01) and ground investigation report (ref. 074031-CUR-00-XX-RP-GE- 002

#	Existing Condition	Revised Wording
	prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 22 January 2020 (a) the development shall not commence until the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: - Submission of further gas monitoring; - Submission of a remediation strategy. Once approved, the development shall then be carried out in accordance with the approved details. (b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the 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.	Revision: V01 prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 22 January 2020 (a) Prior to the commencement of each phase of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: - Submission of further gas monitoring (relevant to that phase); - Submission of a remediation strategy (relevant to that phase). Once approved, the relevant phase of the development shall then be carried out in accordance with the approved details. (b) When each phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy for that phase and a Completion/Verification Report for that phase shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the relevant 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 any phase of 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 for that phase, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy for that phase.
8	Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include; - o Display of an emergency contact number; - o Details of Wheel Washing; - o Dust suppression measures; - o Compound locations where relevant; - o Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities - o Location, removal and recycling of waste; - o Routing strategy and swept path analysis; - o Parking of construction vehicles and staff; and	Prior to the commencement of each phase of the development, a detailed construction management plan outlining working practices during construction for that phase shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include; - o Display of an emergency contact number; - o Details of Wheel Washing; - o Dust suppression measures; - o Compound locations where relevant; - o Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities - o Location, removal and recycling of waste; - o Routing strategy and swept path analysis;

#	Existing Condition	Revised Wording
	o Sheeting over of construction vehicles. The development shall be carried out in accordance with the approved construction management plan.	o Parking of construction vehicles and staff; and o Sheeting over of construction vehicles. Each phase of the development shall be carried out in accordance with the approved construction management plan.
9	Prior to the commencement of the development samples and specifications of all material to be used on all external elevations and boundary treatments of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, soffits, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management. The approved materials used shall then be implemented as part of the development.	Prior to the commencement of each phase of the development samples and specifications of all material to be used on all external elevations and boundary treatments of the relevant phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, soffits, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management. The approved materials used shall then be implemented as part of the relevant phase of development.
10	Notwithstanding drawings T8130 D 1 261 Rev P2, T8130 D 1 262 Rev P1, T8130 D 2 253 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, prior to any above ground works details of the window reveals and soffits for the apartment building and the dwellings shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the extent of the window reveals and soffit details shall be as follows: - Apartment building minimum 200mm; and - Dwellings minimum 182.5 mm; - Soffits - brick. The approved window and soffit detail shall be implemented as part of the development.	Notwithstanding drawings T8130 D 1 261 Rev P2, T8130 D 1 262 Rev P1, T8130 D 2 253 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, prior to any above ground works on each phase of the development, details of the window reveals and soffits for the apartment building and the dwellings included within that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the extent of the window reveals and soffit details shall be as follows: - Apartment building minimum 200mm; and - Dwellings minimum 182.5 mm; - Soffits - brick. The approved window and soffit details shall be implemented as part of each phase of the development.
11	The boundary treatments shall be carried out in accordance with drawings T8130 D 0 040 Rev P4 and T8130 D 0 251 Rev P3 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020. The approved details shall be implemented as part of the development and be in place prior to the first occupation of development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.	The boundary treatments for each phase of development shall be carried out in accordance with drawings T8130 D 0 040 Rev P4 and T8130 D 0 251 Rev P3 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020. The approved details shall be implemented as part of each phase of the development and be in place prior to the first occupation of the relevant phase of the development. The boundary treatments for each phase of development shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that

#	Existing Condition	Revised Wording
		Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.
12	The development hereby approved shall be carried out in accordance with the Environmental Statement prepared by PSD (ref. CF/CA/1857_issue 2) stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020. For the avoidance of doubt the development shall achieve an overall a site wide reduction in CO2 over Part L (2010) of the Building Regulations of a minimum of 16.11%. 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.	The development hereby approved shall be carried out in accordance with the Environmental Statement prepared by PSD (ref. CF/CA/1857_issue 2) stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020. For the avoidance of doubt each phase of the development shall achieve an overall a site wide reduction in CO2 over Part L (2010) of the Building Regulations of a minimum of 16.11%. A post construction review certificate/statement shall be submitted for approval for each phase of development, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.
13	Prior to the first occupation of the development, 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 this shall include: - Verification reporting providing photographic evidence of constriction; - Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. - Timescale for implementation The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.	Prior to the first occupation of each phase of the development, details of the implementation, maintenance and management of the sustainable drainage scheme relevant to that phase, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include: - Verification reporting providing photographic evidence of constriction (relevant to that phase); - Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime (relevant to that phase). - Timescale for implementation (relevant to that phase) The management and maintenance plan for each phase of development shall be implemented in accordance with the timescales agreed and retained for as long as the relevant phase of development remains in use.
14	(a) Notwithstanding drawing 3538 101 Rev D stamped as received by the City Council, as Local Planning Authority, on the 30 April 2020, prior to the first occupation of this development, details of hard and soft landscaping treatments (including appropriate samples of materials and specification and size of trees) shall be submitted to and approved in writing by the City Council as local planning authority. (b) The approved scheme shall be implemented prior to the first occupation of the development. 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	(a) Notwithstanding drawing 3538 101 Rev D stamped as received by the City Council, as Local Planning Authority, on the 30 April 2020, prior to the first occupation of each phase of the development, details of hard and soft landscaping treatments (including appropriate samples of materials and specification and size of trees) relevant to that phase shall be submitted to and approved in writing by the City Council as local planning authority. (b) For each phase, the approved scheme shall be implemented prior to the first occupation of the relevant phase of development. 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

#	Existing Condition	Revised Wording
	tree or shrub of the same species and size as that originally planted shall be planted at the same place.	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.
15	(a) Prior to the first occupation of the residential element of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location. (b) Prior to the first occupation of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	(a) Prior to the first occupation of each phase of the residential element of the development, details of any externally mounted ancillary plant, equipment and servicing relevant to that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, for each phase, externally mounted 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 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location. (b) Prior to the first occupation of each phase of the residential element of the development, a verification report will be required to validate that the work undertaken for that phase conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures for each phase shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.
16	(a) Prior to the first occupation of the residential element of the development a scheme for acoustically insulating the proposed residential accommodation against noise from Oldham Road, the local traffic network and surrounding commercial uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq Gardens and terraces (daytime) 55 dB L Aeq (b) Prior to the first use of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-	(a) Prior to the first occupation of each phase of the residential element of the development a scheme for acoustically insulating the proposed residential accommodation relevant to that phase against noise from Oldham Road, the local traffic network and surrounding commercial uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the relevant phase of development. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary for each phase of development. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq Gardens and terraces (daytime) 55 dB L Aeq (b) Prior to the first use of each phase of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition relevant to that phase. The verification report shall include post completion testing to confirm

#	Existing Condition	Revised Wording
	conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures required for each phase shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.
17	(a) Prior to the first use of the commercial unit as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. Where entertainment noise is proposed the Laeq shall be controlled to 10 dB below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125 Hz octave bands shall be controlled so as not to exceed (in habitable rooms) 47 and 41 dB, respectively. The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use. (b) Prior to the first use of each commercial unit, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	(a) Prior to the first use of the commercial unit as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. Where entertainment noise is proposed the Laeq shall be controlled to 10 dB below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125 Hz octave bands shall be controlled so as not to exceed (in habitable rooms) 47 and 41 dB, respectively. The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use. (b) Prior to the first use of each commercial unit, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.
18	The waste management arrangements for the residential element hereby approved shall be carried out in accordance with the waste management profoma (T8130 OT 0 002 Rev P2) and drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020. The details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.	The waste management arrangements for each phase of the residential element hereby approved shall be carried out in accordance with the waste management profoma (T8130 OT 0 002 Rev P2) and drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020. The details shall be implemented prior to the first occupation of each phase of the residential element of the development and thereafter retained and maintained in situ.

#	Existing Condition	Revised Wording
19	Prior to the first use of the commercial unit as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, a waste management strategy and location of waste storage for the commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.	Prior to the first use of the commercial unit as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, a waste management strategy and location of waste storage for the commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.
20	Prior to the first use of the commercial unit, as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, details of a scheme to extract fumes, vapours and odours from that commercial unit 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 use of the commercial units and thereafter retained and maintained in situ.	Prior to the first use of the commercial unit, as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, details of a scheme to extract fumes, vapours and odours from that commercial unit 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 use of the commercial units and thereafter retained and maintained in situ.
21	Prior to the first use of the commercial unit as indicated drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, details of any roller shutters to the ground floor of the commercial unit 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 use of the commercial unit and thereafter retained and maintained in situ.	Prior to the first use of the commercial unit as indicated drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, details of any roller shutters to the ground floor of the commercial unit 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 use of the commercial unit and thereafter retained and maintained in situ.
22	Deliveries, servicing and collections including waste collections shall not take place outside the following hours for the commercial unit only: Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): No deliveries/waste collections	Deliveries, servicing and collections including waste collections shall not take place outside the following hours for the commercial unit only: Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): No deliveries/waste collections
23	The commercial unit hereby approved, as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, shall not be open outside the following hours:- Monday to Saturday 08.00hrs - 23.00hrs Sundays 09.00hrs - 22.30hrs There shall be no use of amplified sound or any music at any time within this area at any time.	The commercial unit hereby approved, as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, shall not be open outside the following hours:- Monday to Saturday 08.00hrs - 23.00hrs Sundays 09.00hrs - 22.30hrs There shall be no use of amplified sound or any music at any time within this area at any time.
24	The commercial unit as shown on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, shall remain as one unit and shall not be sub divided without the benefit of planning permission being secured.	The commercial unit as shown on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, shall remain as one unit and shall not be sub divided without the benefit of planning permission being secured.

#	Existing Condition	Revised Wording
25	The commercial unit, as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, can be occupied as A1, A2, A3, B1 and D1 (excluding a place of worship). 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.	The commercial unit, as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, can be occupied as A1, A2, A3, B1 and D1 (excluding a place of worship). 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.
26	In the event that any of the commercial unit, as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020 is 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: - o Dispersal policy; - o Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.	In the event that any of the commercial unit, as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020 is 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: - o Dispersal policy; - o Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.
27	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 the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.	Each phase of 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 for each phase of development shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the relevant phase of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the relevant phase of development and shall remain in operation for so long as the relevant phase of development is occupied.
28	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	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

#	Existing Condition	Revised Wording
	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.	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.
29	The development hereby approved 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 14 February 2020. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.	Each phase of the development hereby approved 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 14 February 2020. Each phase of the development shall only be carried out in accordance with these approved details. Each phase of the development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation for that phase .
30	Prior to the first occupation of the residential element of the development, a travel plan framework shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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 occupation of the residential element of development, 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.	Prior to the first occupation of each phase of the residential element of the development, a travel plan framework for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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 occupation of each phase of the residential element of development, a Travel Plan for that phase 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 relevant phase of development hereby approved is in use.
31	Prior to the first occupation of the development hereby approved the car parking layout as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter retained and maintained.	Prior to the first occupation each phase of the development hereby approved the car parking layout relevant to that phase as indicated on drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020, shall be

#	Existing Condition	Revised Wording
		surfaced, demarcated and made available. The approved car parking layout relevant to each phase shall be implemented and thereafter retained and maintained.
32	Prior to the first occupation of the development hereby approved, the 116 cycle spaces shall be implemented and made available in accordance with drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020. Prior to the first occupation dwellinghouses hereby approved, the siting, scale and appearance of a suitable cycle store for each dwellinghouses shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.	Prior to the first occupation of the apartment development hereby approved, the 116 cycle spaces shall be implemented and made available in accordance with drawing T8130 D 0 020 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020. Prior to the first occupation of each phase of dwellinghouses hereby approved, the siting, scale and appearance of a suitable cycle store for each dwellinghouses shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of each phase of the residential element of the development and thereafter retained and maintained in situ.
33	Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following: - Footway improvement and carriageway improvements to Newton Street, Holyoak Street and Dulverton Street including provision of dropped kerbs for driveways, provision of tactile paving and widening works; - Widening of the southern half of Dulverton Street along its eastern kerb line to increase the carriageway and footway width; - Dropped crossing, vehicular access and pedestrian tactile paving at both Dulverton Street access and at the junction with Old Church Street; - Traffic Regulation Orders to Newton Street, Holyoak Street and Dulverton Street including no waiting restrictions and restrictions of the right turn onto Oldham Road from Newton Street and Dulverton Street; - Provision of 'Keep Clear' carriageway markings on junction of Droylsden Road and Holyoak Street. The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.	Prior to the first use of each phase of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm and associated phasing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following: - Footway improvement and carriageway improvements to Newton Street, Holyoak Street and Dulverton Street including provision of dropped kerbs for driveways, provision of tactile paving and widening works; - Widening of the southern half of Dulverton Street along its eastern kerb line to increase the carriageway and footway width; - Dropped crossing, vehicular access and pedestrian tactile paving at both Dulverton Street access and at the junction with Old Church Street; - Traffic Regulation Orders to Newton Street, Holyoak Street and Dulverton Street including no waiting restrictions and restrictions of the right turn onto Oldham Road from Newton Street and Dulverton Street; - Provision of 'Keep Clear' carriageway markings on junction of Droylsden Road and Holyoak Street. Each phase of the approved scheme shall be implemented and be in place prior to the first occupation of the relevant phase of development hereby approved and thereafter retained and maintained in situ for as long as the relevant phase of development remains in use.
34	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential development shall be used for any other purpose

#	Existing Condition	Revised Wording
	purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.	(including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.
35	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).
36	Prior to the first occupation of the residential element of the development a signage strategy for the apartment building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.	Prior to the first occupation of the apartment building a signage strategy for the apartment building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.
37	Prior to the first occupation of the residential element of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.	Prior to the first occupation of each phase of the residential element of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development relevant to that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the relevant phase of development hereby approved and shall thereafter be retained and maintained in situ.
38	The development hereby approved shall include for full disabled access to be provided to the communal walkways, communal gardens and via the main entrances and to the floors above.	The development hereby approved shall include for full disabled access to be provided to the communal walkways, communal gardens and via the main entrances and to the floors above.

#	Existing Condition	Revised Wording
39	Prior to the first occupation of the residential element of the development, details and specification of 7kw fast charging electric car charging points for each dwellinghouse and 10% of the car parking available for the apartments 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.	Prior to the first occupation of each phase of the residential element of the development, details and specification of 7kw fast charging electric car charging points for each dwellinghouse within that phase and 10% of the car parking available for the apartments within that phase 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 relevant phase of the residential element of the development.
40	Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme or details of permeable surfaces 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 and maintained in situ thereafter.	Prior to the installation of the proposed driveways and car parking areas hereby approved within each phase of development , a drainage scheme or details of permeable surfaces for that phase 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 and maintained in situ thereafter.
41	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations or outbuildings shall be erected other than those expressly authorised by this permission.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations or outbuildings shall be erected other than those expressly authorised by this permission.
42	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 2.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 2.
43	Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the apartment building (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.	Prior to the first use of the apartment building , details of the siting, scale and appearance of the solar panels to the roof of the apartment building (including cross sections). The approved details shall then be implemented prior to the first use of the apartment building and thereafter retained and maintained in situ.
44	Notwithstanding the Pre-construction TV signal impact survey stamped as received by the City Council, as Local Planning Authority, on the 17 January 2020, within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, 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 the building is first	Notwithstanding the Pre-construction TV signal impact survey stamped as received by the City Council, as Local Planning Authority, on the 17 January 2020, within one month of the practical completion of any phase of the development or before any phase of the development is first occupied, whichever is the sooner, and at any other time during the construction of any phase 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

#	Existing Condition	Revised Wording
	occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.	above. The measures identified must be carried out either before any phase of the development is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.
45	Prior to the first occupation of the residential element of this development, details of a servicing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development for as long as it remains in use.	Prior to the first occupation of any phase of the residential element of this development, details of a servicing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the relevant phase of development for as long as it remains in use.