	Condition	Timescale for Discharge	Action Required	Resp. for Action	Date Req.	Actioned	Planning Status
Full Planning Consent Ref: 121186/FO/2018 (Common Room Extension)							
1	**Commence within 3 years** The development must be begun not later than the expiration of three years beginning with the date of this permission.	Within 3 years of approval.	Start on site.	RG / UNITE	04/12/21		**Restrictive Condition** No submission required
2	**Approved Drawings** The development hereby approved shall be carried out in accordance with the following drawings and documents: • A-PL-001 rev P01 – Site Location Plan. • A-PL-013 rev P02 – Proposed GA Elevations. • A-PL-014 rev P02 – Proposed GA Elevations. • A-PL-012 rev P03 – Proposed GA Floor Plans. • A-PL-016 rev P01 – Proposed GA Sections. • Email from Elinor George of Turley dated 26/11/18. • Letters from Elinor George of Turley dated 05/09/18 and 09/10/18.	N/A	Carry out works in accordance with the approved drawings.	RG	N/A	N/A	**Restrictive Condition** No submission required
3	**Construction Management Plan** Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; • A Community Consultation Strategy. • Display of an emergency contact number. • Details of Wheel Washing. • Dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards. • Compound locations where relevant. • Location, removal and recycling of waste • Routing strategy and swept path analysis • Parking of construction vehicles and staff • Sheeting over of construction vehicles • A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.	Prior to commencement of works on site.	Prepare and submit CMP.	RG	8 weeks prior to start on site.		**Outstanding**

	Condition	Timescale for Discharge	Action Required	Resp. for Action	Date Req.	Actioned	Planning Status
	Development shall be carried out in accordance with the approved construction management plan.						
4	**Acoustics** Before the development hereby approved commences a scheme for acoustically insulating the proposed student residential accommodation against noise from the Mancunian Way and Chester Street 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 scheme must take into account the retained building fabric in addition to the new building fabric. 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 and 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 LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) • Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq • Gardens and terraces (daytime) 55 dB LAeq 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.	Prior to commencement of works on site.	Prepare and submit scheme.	RBA	8 weeks prior to start on site.		**Outstanding**
	Upon completion of the development and before the residential use 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 above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This shall include monitoring in the completed flats to confirm	Prior to Occupation.	Prepare and submit verification report.	RBA	8 weeks prior to occupation.		**Outstanding**

	Condition	Timescale for Discharge	Action Required	Resp. for Action	Date Req.	Actioned	Planning Status
	the internal levels are being achieved (including the 63 and 125 Hz octave bands). This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.						
5	**Materials** Notwithstanding the materials shown in the approved drawings and documents detailed in condition 2 of this decision and prior to the commencement of the development hereby approved a programme for the issue of physical samples and detailed specifications of all materials to be used on the external elevations (to include the main extension and the new main entrance hereby approved) and the roofs shall be submitted for approval in writing by the City Council, as Local Planning Authority. Samples and specifications of all materials detailed in the approved programme, anti-drip details, plus junctions and interface details and a strategy for quality control management, shall then be submitted and approved in writing by the City Council as local planning authority prior to any works relating to those items commencing on site and before any of the materials listed in the approved programme are utilised on the site. The development shall be constructed only using the approved materials and in accordance with the approved details.	Prior to commencement of relevant works.	Prepare and submit details.	HCD / RG / Sub-Con	8 weeks prior to start of relevant works.		**Outstanding**
6	**Security** The following measures shall be implemented as part of the development and maintained for the duration of the use: (a) All external doors (single and double leaf) shall be compliant with and certified to BS, PAS 24, STS202, or LPS 1175 SR2. (b) All easily accessible windows shall be certified to one of the following standards: - PAS 24:2012 - PAS 24:2016 - STS 204 Issue 4:2012 - LPS 1175 Issue 7.2 (2014) Security Rating 1 - STS 202 Issue 3 (2011) Burglary Rating 1	N/A	Compliance.	RG	N/A	N/A	**Implementation Condition** No submission required

	Condition	Timescale for Discharge	Action Required	Resp. for Action	Date Req.	Actioned	Planning Status
	- LPS 2081 Issue 1 (2015) Security Rating A (c) Dusk till Dawn Lighting shall be installed to the main entrance of the premises. (d) CCTV shall be installed to cover the main entrance and reception area. Any alternative security measures or specifications shall be submitted to and agreed in writing by the City Council as local planning authority before any of the external works hereby approved commence.						
7	**Disabled Access** The access measures for disabled people to gain access into and throughout the premises as shown on the drawings referenced A-PL-013 rev P02, A-PL-014 rev P02, A-PL-012 rev P03 and A-PL-016 rev P01 shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.	N/A	Compliance.	RG	N/A	N/A	**Implementation Condition** No submission required
8	**Refuse** The approved scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the email from Elinor George of Turley dated 26/11/18 shall be implemented as part of the development and shall remain in-situ whilst the use or development is in operation.	N/A	Compliance. NOTE – Email referenced is not available via the Planning Portal.	RG / UNITE	N/A	N/A	**Implementation Condition** No submission required
9	**Loading / Unloading – Hours of Operation** No loading or unloading shall be carried out on the site outside the hours of: 07:30 to 20:00, Monday to Saturday, 10:00 to 18:00, Sunday/Bank Holiday.	N/A	Compliance.	RG	N/A	N/A	**Restrictive Condition** No submission required

	Condition	Timescale for Discharge	Action Required	Resp. for Action	Date Req.	Actioned	Planning Status
Full Planning Consent Ref: 129886/FO/2021 (Roof Void Rooms)							
1	**Commence within 3 years** The development must be begun not later than the expiration of three years beginning with the date of this permission.	Within 3 years of approval.	Start on site.	RG / UNITE	30/03/24		**Restrictive Condition** No submission required
2	**Approved Drawings** The development hereby approved shall be carried out in accordance with the following drawings and documents: • A-PL-00-001 Ste Location Plan • A-PL-01-101 Block 01 Proposed GA Floor Plan Level 01 • A-PL-01-102 Block 01 Proposed GA Floor Plan Level 02 • A-PL-01-103 Block 01 Proposed Typical GA Floor Plan Level 03-16 • A-PL-01-117 Block 01 Proposed GA Floor Plan Level 17 • A-PL-01-152 Block 01 Proposed GA Elevations (N & E) • A-PL-01-153 Block 01 Proposed GA Elevations (S & W) • A-PL-02-115 Block 02 Proposed GA Floor Plan Level 15 • A-PL-02-152 Block 02 Proposed GA Elevations (S & E) • A-PL-02-153 Block 02 Proposed GA Elevations (N & W) • A-PL-03-102 Block 03 Proposed GA Floor Plan Level 02 • A-PL-03-113 Block 03 Proposed GA Floor Plan Level 13 • A-PL-03-152 Block 03 Proposed GA Elevations (S & W) • A-PL-03-153 Block 03 Proposed GA Elevations (N & E) • 7095 A AL 00 2100 14 • Email from Bethan Hawkins of ROK dated 08/06/21 • Unite Student Design & Access Statement March 2021 • Email from Bethan Hawkins of ROK dated 22/06/21	N/A	Carry out works in accordance with the approved drawings.	RG	N/A	N/A	**Restrictive Condition** No submission required
3	**Refuse Storage** The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Management Strategy Pro-forma stamped as received on 27-05-21 and point 4 of Bethan Hawkins e-mail dated 17-05-21 shall be implemented / continue to operate as part of the development and shall remain in situ whilst the use or development is in operation. This is acceptable on the basis that the refuse is collected by a Private Waste Contractor (as set out in point 4 above) and does not rely on the City Council's weekly collections	N/A	Compliance.	RG / UNITE	N/A	N/A	**Implementation Condition** No submission required

	Condition	Timescale for Discharge	Action Required	Resp. for Action	Date Req.	Actioned	Planning Status
	and on the basis of Dwg 7095 A AL 00 2100 14. For the avoidance of doubt, should the above collection arrangements cease then the bin storage levels within the development will be required to be reviewed through an application to vary this condition.						
4	**Acoustics** The additional bedrooms shall meet the internal noise levels and ventilation standards set out within RBA Acoustics Unit Parkway Gate, Manchester, New Rooms External Building Fabric Assessment dated 26-05-21 Rev 0 including the glazing specifications within Appendix C and the response on noise break in set out in Bethan Hawkins e-mail dated 08-06-21. The above noise insulation and ventilation scheme shall be completed prior to occupation. A post completion report to verify that all of the recommended measures have been installed and target noise levels achieved shall be submitted and agreed in writing by the City Council as local planning authority and any non-compliance suitably mitigated in accordance with an agreed scheme prior to occupation. For the avoidance of doubt the following noise criteria will be required to be achieved: • Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax, F by more than 15 times) • Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq	Prior to Occupation.	Prepare and submit verification report.	RBA	8 weeks prior to occupation.		**Outstanding**
5	**Loading / Unloading – Hours of Operation** No loading or unloading shall be carried out on the site outside the hours of: 07:30 to 20:00, Monday to Saturday, 10:00 to 18:00, Sunday/Bank Holiday.	N/A	Compliance.	RG	N/A	N/A	**Restrictive Condition** No submission required

	Condition	Timescale for Discharge	Action Required	Resp. for Action	Date Req.	Actioned	Planning Status
Certificate of Lawfulness Ref: 128675/LP/2020 (External Cladding Replacement)							
1	**Approved Drawings** Approved on the basis that the proposed works, as detailed in the submitted documents and plans: • Cover letter (REF R00463/MR/BH) • A-PL-00-200 REV P01 • A-PL-01-052 REV P03 • A-PL-01-053 REV P03 • A-PL-02-052 REV P02 • A-PL-02-053 REV P02 • A-PL-03-052 REV P03 • A-PL-03-053 REV P03 • A-PL-00-199 REV P01 • A-PL-01-050 REV P01 • A-PL-01-051 REV P01 • A-PL-02-050 REV P01 • A-PL-02-051 REV P01 • A-PL-03-050 REV P01 • A-PL-03-051 REV P01 • A-PL-00-001 REV P03 would not materially affect the external appearance of the building and therefore would not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended). The proposed works are therefore lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).	N/A	Carry out works in accordance with the approved drawings.	RG	N/A	N/A	**Restrictive Condition** No submission required