

Location: Pearl Assurance House, Princess St, Manchester
Application number: 123522/FO/2019

Legend:

statements to comply with
to be submitted prior to occupation
to be submitted pre-commencement
submitted, awaiting approval
approved

Planning Condition Discharge - Design Team Responsibilities							
Planning Condition		Responsibilities	Comments	Date required	submission	validated	approval
1	The development must be begun not later than the expiration of three years beginning with the date of this permission (14th June 2019)	GMI / Greenlane Properties		N/A			
2	The development hereby approved shall be carried out in accordance with the following drawings and documents (attached)	GMI / Greenlane Properties		N/A			
3	(a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and			pre-commencement	05/03/2020	16/03/2020	18/05/2020
	(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy. This information is requested via a pre-commencement condition as full details of the materials to be used in the construction of the development are needed to understand the acceptability of the external appearance and finishes of the development prior to any works taking place. This would ensure that the materials are fully understood and agreed before they are used on site and there is no risk of the completed development being unacceptable and the materials being required to be replaced. The acceptability of the materials used in the construction of the development is fundamental in ensuring that the development is acceptable.	SSL / LRW		statement to comply with			
4	(a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.	GMI	MCC comments: MCC requires that a watching brief remain on site during the development construction and a post completion report shall be submitted to evidence the details of this.	pre-commencement	26/11/2019	10/12/2019	12/06/2020
	(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. 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.	GMI / ROC / Greenlane Properties		statement to comply with			

5	Prior to the commencement of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with Transport for Greater Manchester), which for the avoidance of doubt should include; *Safe methods of working adjacent to the Metrolink Hazard Zone; *Method Statements and risk assessments for construction and demolition works; *A scheme for scaffolding and/or hoarding arrangements in order to ensure the safe operation of the tramway; *Display of an emergency contact number; *Details of Wheel Washing; *Dust and dirt suppression measures; *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; *Communication strategy with residents and local businesses which shall include details of how there will be engagement, consult and notify them during the works; *The retention of 24hr unhindered access to the trackside equipment chambers for the low voltage power, signalling and communications cables for Metrolink both during construction; *construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway). 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 Manchester Core Strategy (July 2012). This condition is required to be discharged at the pre-commencement stage as it relates to the construction stage so must be agreed before the start of construction.			pre-commencement	05/03/2020	16/03/2020	18/05/2020
6	No development shall take place, until a scheme for the protection or temporary relocation of the Overhead Line Equipment Building Fixing has been submitted to, and approved in writing by Manchester City Council (approval to be in consultation with Transport for Greater Manchester). Reason - To safeguard Metrolink infrastructure and in the interests of public safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012). This condition is required to be discharged at the pre-commencement stage as it relates to the protection of equipment that is required to operate the tram lines during the construction stage so must be agreed before the start of construction.			pre-commencement	05/03/2020	16/03/2020	18/05/2020
7	Prior to commencement of the development detailed mitigation measures to safeguard local air quality for the construction, design and operational phases shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain insitu whilst the use or development is in operation. Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to Core Strategy Policies EN16 and DM1. This condition is required to be discharged at pre-commencement stage as it relates all stages of the development and the future use so must be agreed before the start of development.			pre-commencement	05/03/2020	16/03/2020	18/05/2020
8	(a) Prior to the commencement of the development, 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. Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).			pre-commencement	05/03/2020	16/03/2020	18/05/2020
		SUBMISSION INFORMATION COMPLETE Ready for submission		within 1 month prior to completion			

9	No development shall take place until surface water drainage works details have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. *Maximise use of green SuDS in design; *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 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; *Hydraulic calculation of the proposed drainage system; *Construction details of flow control and SuDS elements. If there is no clear adoption policy in place to take over the proposed drainage system after construction, we suggest the following construction and maintenance condition to be considered by the LPA: The development shall be constructed in accordance with the approved details within an agreed timescale. Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Core Strategy policies EN08 and EN14. This condition is required to be discharged at the pre-commencement stage as it relates to necessary works below ground.			pre-commencement	26/11/2019	10/12/2019	12/06/2020
10	No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the 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; (b) As built construction drawings if different from design construction drawings; (c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.	Principle Contractor GMI / Greenlane Properties / ROC		Prior to occupation			
11a	Prior to the commencement of development a programmes for submission of final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted: (a) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of bat boxes and bricks, bird boxes and appropriate planting; and			pre-commencement	05/03/2020	16/03/2020	18/05/2020
11b	(b) An assessment of the possibility of providing a green roof, brown roof or blue/green roof and full justification of the results. If this is possible full details of proposals and a management and maintenance strategy for the chosen type of roof; The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development 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 Core Strategy. This information is required at pre-commencement stage to ensure that the progression of works does not prevent these items from being included in the scheme, which would be of detriment to biodiversity.			pre-commencement	26/11/2019	10/12/2019	12/06/2020

12	Prior to the commencement of development a programme for submission of final details of the materials, including natural stone or other high quality materials to be used in the repair or improvement of the affected footpaths and for the areas between the pavement and the line of the proposed building on all site boundaries; shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the details will be submitted. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).			pre-commencement	05/03/2020	16/03/2020	18/05/2020
13	Before the development commences a scheme for acoustically insulating and mechanically ventilating (a) the hotel accommodation against noise from adjacent roads and (b) any noise transfer from the A3 and A4 areas of the hotel use to the hotel rooms above and below, shall be submitted to and approved in writing by the City Council as local planning authority. 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. The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme. Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26. This information is required at pre-commencement stage as the required measures need to be included in the construction of the scheme.		MCC comments: Additional night-time noise monitoring required at positions 2, 3 and 4 to establish actual LA90 baseline conditions . Detailed design of glazing to be approved.	pre-commencement	14/02/2020	19/02/2020	09/04/2020
14	No development ground works 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 Manchester Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: 2. archaeological evaluation 3. targeted archaeological excavation (informed by the above and subject to a new WSI); 4. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the archaeological and historical interest represented; 5. A scheme to commemorate the site's heritage; 6. Dissemination of the results commensurate with their significance; 7. Provision for archive deposition of the report and records of the site investigation; 8. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI. Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 199 of the National Planning Policy Framework. This condition is required to be discharged at the pre-commencement stage as it relates to archaeological excavation that must be carried out before existing features of archaeological interest could be damaged by development.			pre-commencement	26/11/2019	10/12/2019	12/06/2020

15	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 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 results of the monitoring and review processes shall be submitted in writing to the local authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and 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 Core Strategy.	Malmaison / RH DVH		Prior to occupation			
16	No part of the development shall be occupied unless and until details of: (a) A servicing strategy (deliveries, collections and ad-hoc maintenance) to detail final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/unloading (b) An events management strategy, should the hotel undertake conferencing and events. (c) A parking management strategy for hotel guests. Have been submitted to and approved in writing by the City Council as Local Planning Authority. Any approved Strategy shall be implemented in full at all times when the development hereby approved is in use. 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.	Malmaison / RH DVH		Prior to occupation			
17	Prior to the first use of the hotel hereby approved commencing, a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented and be in place prior to the first occupation of the hotel element within the final phase of the development hereby approved. Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).	LRW / RH DVH		Prior to occupation			
18	No part of the development shall be occupied unless and until details of a management strategy for the use of the mobile hoist has been submitted to and approved in writing by the City Council as Local Planning Authority. Any approved Strategy shall be implemented in full at all times when the development hereby approved is in use. 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.	Malmaison		Prior to occupation			
19	No part of the development shall be occupied until the space and facilities for the parking of 5 bicycles have been provided within the basement of the building. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking. Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.	LRW / Malmaison		Prior to occupation			
20	Prior to occupation of the development an investigation of opportunities to plant street trees within the pavements on Princess Street and Clarence Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and 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 Core Strategy.	SSL / LRW / Planit-IE		Prior to occupation			

21	Final details of the method of extraction of any fumes, vapours and odours from the hotel / restaurant kitchen shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation. Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.	Martin Design Associates		Prior to occupation			
22	The A3 and A4 uses hereby approved shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority before the commencement of the use of the A3 and A4 uses hereby approved. The A3 and A4 uses hereby approved shall not operate outside of the approved opening 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.		MCC comments on approval are subject to the following restrictions: The following hours are hereby approved by the City Council as local planning authority: The Sky Bar (7th floor bar) -Hotel Residents and guests of Hotel Residents only - 08:00 to 02:00 All other members of the general public - 10:00 to 02:00 The roof level external terrace - Hotel residents and guests of Hotel residents only - 08:00 to 01:00 All other members of the general public - 10:00 to 00:00 (Midnight) The hotel - 24 hours 7 days a week. The premises shall not be open/used outside of the above hours. The use of speakers or playing of music is not permitted in the outside area/external terrace at any time.	Prior to occupation	14/02/2020	19/02/2020	02/07/2020
23	Following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable, but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development. Reason - To ensure terrestrial television services are maintained in the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1	Greenlane Properties / SCS		n/a			
24	The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied. Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.	Sustainably Built / Greenlane Properties		Prior to occupation			

25	Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the hotel accommodation, including A3 and A4 uses to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any noncompliance with the above noise standards suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter. Reason - To secure a reduction in noise in order to protect future occupiers and adjacent residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved UDP Policy DC26.	Martin Design Associates / Azymuth / SSL / LRW / RCC		Prior to occupation			
26	The development shall be carried out in accordance with the Crime Impact Statement Version A dated 12 April 2019. 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. 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	GMI / Malmaison		n/a			
27	Prior to implementation of any proposed lighting scheme details of the relevant scheme (including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of occupants within this and adjacent developments) shall be submitted to and agreed in writing by the City Council as local planning authority: Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.	SSL / Malmaison / LRW / Martin Design Associates		tbc			
28	The window(s) at ground level, fronting onto Princess Street and Clarence Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way. Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.	Malmaison / Greenlane Properties		n/a			
29	The approved waste management scheme as detailed within the Waste Management Strategy dated May 2019 prepared by 1st Waste Management and the Waste Management Strategy dated 1 August 2019 by Stephenson Studio ref P02 and as shown on the drawings referenced AL(05)0040 rev P02, PB8611-RHD-AS-SW-DR-R-0101 Rev - and PB8611-RHD-AS-SW-DR-R-0102 Rev -, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.	Malmaison / Greenlane Properties		n/a			
30	No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority. Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1	GMI / Malmaison / Greenlane Properties		n/a			
31	The development hereby approved shall include for full disabled access to be provided to all publically accessible communal areas of the hotel and identified accessible rooms via the main entrances and to the floors above via lifts. Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.	GMI / LRW / Malmaison / Greenlane Properties		n/a			

Before development commences details of the final method of Sustainable energy generation as set out in the Bespoke BREEAM 2014 RFO/NC Pre-assessment Report dated 12 April 2019 prepared by Sustainably Built Ltd SBL Project No: SBL399 shall be submitted and approved in writing by the City Council as Local Planning Authority.

Reason - For the avoidance of doubt and in order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

MCC Comments: This condition can be considered as discharged provided that the measures identified within the report on Sustainable Design Alternatives Rev C prepared by Martin Design Associates Ltd. dated 9th December 2019 received by the City Council as local planning Authority on 17 February 2020 are fully implemented, operated and maintained for the duration of the use of the building.

pre-commencement

14/02/2020

19/02/2020

9/04/2020