MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Devonshire (CIS Tower) Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Construction of a 3-storey extension to the Podium for additional office accommodation (Use Class B1) and refurbishment of the CIS Tower (to include the refurbishment of single glazed façade; replacement of solar panels on the service tower; creation of new entrances on Dantzic Street and on the eastern elevation of the building; provision of cycle storage, showers and refuse areas; alongside external plant and plant screen at roof level) and and change of use to basement and ground floor from B1 office to Class A1 (Shop) , A3 (Food and Drink) , B8 (Storage and Distribution), D1 (Non Residential Institutions) (flexible events and conference facility or medical centre) and D2 (Assembly and Leisure) (gym or cinema), and the provision of new landscaping and associated works

Location: CIS Tower, Miller Street, Manchester, M4 4AH

Date of application: 4 February 2020

Application number: 126118/FO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

a) Dwgs 10246-SHP- Z0- XX- XP- A- B5D3- G000- 001 and 10246-SHP- Z0- XX- XP- A- B5D3- G000- 002;

(b) Dwgs 10246-SHP- Z0- NE- EL- A- B5D3- G000- 001 Proposed North East Contextual Elevation, 10246-SHP- Z0- NW- EL- A- B5D3- G000- 001 Proposed North West Contextual Elevation, 10246-SHP- Z0- SE- EL- A- B5D3- G000- 001 Proposed South East Contextual Elevation and 10246-SHP- Z0- SW- EL- A- B5D3- G000- 001 Proposed South West Contextual Elevation;

(c) 10246-SHP- Z1- NE- EL- A- B5D3- G200- 001 Proposed North East Elevation, 10246-SHP- Z1- NW- EL- A- B5D3- G200- 001 Proposed North West Elevation, 10246-SHP- Z1- SE- EL- A- B5D3- G200- 001 Proposed South East Elevation and 10246-SHP- Z1- SW- EL- A- B5D3- G200- 001 Proposed South West Elevation;

(d) Dwgs 10246-SHP- Z1- B3- PL- A- B5D3- G200- 001 Proposed Level B3, 10246-SHP- Z1- B2- PL- A- B5D3- G200- 001 Proposed Level B2, 10246-SHP- Z1- B1L- PL- A- B5D3- G200- 001 Proposed Level B1 Lower, 10246-SHP- Z1- B1- PL- A- B5D3- G200- 001 Proposed Level B1, 10246-SHP- Z1- B1U- PL- A- B5D3- G200- 001 Proposed Level B1 Upper, 10246-SHP- Z1- 00- PL- A- B5D3- G200- 001 Proposed Level 00, 10246-SHP- Z1- 0M- PL- A- B5D3- G200- 001 Proposed Level 00 Mezzanine, 10246-SHP- Z1- 01- PL- A- B5D3- G200- 001 Proposed Level 01, 10246-SHP- Z1- 02- PL- A- B5D3- G200- 001 Proposed Level 02, 10246-SHP- Z1- 03- PL- A- B5D3- G200- 001 Proposed Level 03, 10246-SHP- Z1- 04- PL- A- B5D3- G200- 001 Proposed Level 04, 10246-SHP- Z1- 05- PL- A- B5D3- G200- 001 Proposed Level 05, 10246-SHP- Z1- 06- PL- A- B5D3- G200- 001 Proposed Level 06, 10246-SHP- Z1- 07- PL- A- B5D3- G200- 001 Proposed Level 07, 10246-SHP- Z1- 08- PL- A- B5D3- G200- 001 Proposed Level 08, 10246-SHP- Z1- 09- PL- A- B5D3- G200- 001 Proposed Level 09, 10246-SHP- Z1- XX- PL- A- B5D3- G200- 001 Proposed Level 10-22, 10246-SHP- Z1- 23- PL- A- B5D3- G200- 001 Proposed Level 23, 10246-SHP- Z1- 24- PL- A- B5D3- G200- 001 Proposed Level 24, 10246-SHP- Z1- 25- PL- A- B5D3- G200- 001 Proposed Level 25 and 10246-SHP- Z1- RF- PL- A- B5D3- G200- 001 Proposed Roof Level;

(e) Dwgs 10246-SHP- Z1- AA- SE- A- B5D3- G200- 001 Proposed Section AA, 10246-SHP- Z1- BB- SE- A- B5D3- G200- 001 Proposed Section BB, 10246-SHP- Z1- CC- SE- A- B5D3- G200- 001 Proposed Section CC and 10246-SHP- Z1- DD- SE- A- B5D3- G200- 001 Proposed Section DD;

(f) Dwg 10246-SHP- Z1- TY- PL- A- B5D3- G221- 001 Proposed Typical Core;

(g) Dwgs 10246-SHP- Z1- 00- DE- A- B5D3- G251- 001 Ground Floor Dantzic Street Study, 10246-SHP- Z1- XX- DE- A- B5D3- G251- 001 Proposed Podium Bay Study and 10246-SHP- Z1- XX- DE- A- B5D3- G251- 002 Proposed Tower Bay Study;

(h) Dwgs 10246-SHP- Z1- XX- PL- A- B5D3- G332- 001 Proposed Level 00 and 02, 10246-SHP- Z1- XX- PL- A- B5D3- G332- 002 Proposed Level 10-22 and 23 and 10246-SHP- Z1- XX- PL- A- B5D3- G332- 003 Proposed Level 24 and 25;

(i) 10246-SHP- Z1- TY- EL- A- B5D3- G333- 001 Proposed Internal Typical Core Walls and 10246-SHP- Z1- TY- EL- A- B5D3- G333- 002 Proposed Perimeter Typical Walls;

(j) Dwg 10246-SHP- Z1- TY- PL- A- B5D3- G440- 001 Proposed Typical WCs

(k) 10246-SHP- ZZ- XX- SC- A- B5D3- Z100- 003 Area Schedule

(l) Construction Phase Health, Safety & Environmental Plan, New Century Hall, Corporation Street, Manchester M4 4DE by Russells Issue No. 01 Issue Date:20/05/2019;

(m) CIS Tower, Operational Management Strategy by Paragon stamped as received on 04-02-20;

(n) Recommendations and measures set out within Crookes Walker CIS Tower, Planning Submission Energy Strategy Statement 30/01/2020 and Energy Standards Statement dated 28-01-20;

(o) Recommendations and measures set out within Drainage Strategy, Curtins Ref: 068327-CUR-00-XX-RP-C-92001, Revision: V05
Issue Date: 29 January 2020;

(p) CIS Tower Refurbishment - Manchester- Waste Management Strategy : Curtins Ref: 73415-CUR-00-XX-RP-TP-003 Revision: V05
Issue Date: 16 March 20, Dwg 2010246-SHP-Z1-00-PL-A-B5D3-G200-002 and Dwg 10246-SHP-Z1-0M-PL-A-B5D3-G200-002;

(q) Conservation Parameters set out in the CIS Tower Conservation Strategy - External and Internal Repairs 28-02-20; and

(r) Design and Access Statement, Simpson Haugh10246-SHP-RP-DAS 28.01.20

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) Removal of original building fabric or areas within the 5th floor Recreation Room, 23rd and 24th floors hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the refurbishment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the facade including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the

building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless an until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) a) Notwithstanding the approved plans and documents (condition 2) , prior to development commencing final details of the materials as detailed in the Material Tracker (10246 SHP ZZ XX SC A B5D3 Z100 001) stamped as received by the City Council as local planning authority on 12 February 2020, along with details of the replacement PV panels, shall be submitted and approved in writing by the City Council as local planning authority in accordance with a programme to include timings for the submission of samples and specifications of all of the above to include where appropriate jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management; and

(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.

6) 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;

*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Parking of construction vehicles and staff;
*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;

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).

7) Notwithstanding the details within condition 2 (a,b,c,d,e,f, g, h and p)no development shall commence in relation to the following items within the building (as

detailed within the CIS Tower Conservation Strategy - External and Internal Repairs and Cleaning by SLHA dated 28-02-20) unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Mortars and grouts;
(b) Cleaning of masonry / concrete: general;
(c) Roof coverings;
(d) Curtain Walling and Façade Repairs;
(e) Other external wall coverings - mosaic tiles, photovoltaic panels and panelling;
(f) Other external features: Steps, gates, railings etc;
(g) Ground floor and reception Area;
(h)Internal Walls;
(i) Ceilings;
(j) Floors;
(k) Doors;
(l) Stair Cores:
(m) Removal of iinternal, large recreation suite (5th Floor);
(n)23rd & 24th Floors;
(o)25th Floor - Observation Platform;
(p) Relocation and restoration of artworks;
(q)Fixtures and fittings and miscellaneous heritage items;
(r) Basement 1 fit out; and
(r) Works associated with removal of / encapsulation of asbestos within the building.

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following alterations unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Details of the fit out and decoration / fixtures and fittings within the ground floor reception area;

(b) Lowering of the cills within the 25th floor;

(c) Details of the suspended ceilings within the lift lobbies;

(d) Replacement ceilings within the office areas;

(e) Full scaled drawn details of M & E;

(f) Removal of any original floor, wall, ceiling finishes exposed during strip out works which shall be subject to a watching brief;

(g) Details of any proposed structural works other than those detailed in (b) above, required to facilitate the refurbishment and extension;

(h) Relocation of external plaques and street names;

(i) Final details of how full disabled access to the 25th floor will be achieved;

(j) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment);

All of the above shall be implemented in accordance with the approved details before the development is first occupied: and
Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) The window(s) at ground level, fronting onto Miller Street, Dantzic Street and adjacent to the surface level car park 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.

10) The development shall be carried out in accordance with sections 4,5 and 6 the Crime Impact Statement Version D dated 28-01-20. 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

11) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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.

12) In relation to each of the ground floor and basement units e following details shall be submitted and agreed in writing before first occupation of the unit:

(a) a signage strategy;
(b) a layout and design strategy for any outside furniture and associated fixtures and fittings (in consultation with Highways) ;and
(c) a management strategy for the external areas including hours of operation and how this would be managed to prevent any crime and disorder issues

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

13) The uses within the building hereby approved shall not be open to the public outside the following hours,:-

Class A1, A3, D1 - 07:00 to 01:00
D2 and B8 - 24hours

Sunday to Monday

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.

14) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with

(a) the offices; and
(b) each ground floor / basement commercial unit;

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 non compliance 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.

15) Before any use of each of the ground floor / basement commercial uses hereby approved commences a scheme for acoustically insulating any adjacent noise sensitive uses (inclucluding the offices above) from noise from those units 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
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 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.

16) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:00 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries shall be confined to 07:00 to 19:00

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.

17) Final details of the method of extraction of any fumes, vapours and odours from any kitchens within any of the ground floor / basement Class A1, A3, D1 or D2 commercial units shall be submitted to and approved in writing by the City Council as local planning authority by the incoming tenant 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 accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

18) 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 (proposed landscaped areas) 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.

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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policies DM1 and EN18 of the Core Strategy.

19) Each ground floor and basement commercial unit shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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.

20) The Construction Phase of the development shall comply with the following:

CIS TOWER REFURBISHMENT PROJECT - LOCAL LABOUR AGREEMENT stamped as received 04-02-20;

2 months after construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the following:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

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).

21) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority as detailed within the CIS Tower Refurbishment - Manchester Interim Travel Plan by Curtins Ref: 73415-CUR-00-XX-RP-TP-002 , Revision: V03, Issue Date: 29 January 2020.. 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 guests or employees of the development
ii) a commitment to surveying the travel patterns of guests or employees during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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.

22) Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on:

(a) the amenity of residents within adjacent developments; and
(b) highway safety;shall be submitted to and agreed in writing by the City Council as local planning authority:

If any lighting at the development hereby approved for Phase C (as detailed in condition 3 above) when illuminated, causes glare or light spillage when illuminated which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy

23) Prior to the commencement of the landscaping works as detailed in dwgs 10246-SHP-Z1-00-PL-A-B5D3-G200-001 Rev 00, 10246-SHP- Z1- NE- EL- A- B5D3- G200-001 Proposed North East Elevation, 10246-SHP- Z1- NW- EL- A- B5D3- G200- 001

Proposed North West Elevation, 10246-SHP- Z1- SE- EL- A- B5D3- G200- 001
Proposed South East Elevation, 10246-SHP- Z1- SW- EL- A- B5D3- G200- 001
Proposed South West Elevation and pages 141-145 of Simpson Haugh's CIS Building - Manchester DESIGN AND ACCESS STATEMENT | 28 JANUARY 2020 10246-SHP-RP-DAS Rev 00

final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority.

(a) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
(b) Details of soft landscaping other than in (a) above;
(c) Details of the proposed street furniture including seating, bins and lighting; and
(d)A management and maintenance strategy for the public realm;

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. and 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 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 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.

24) Notwithstanding the drawings approved in condition 2, prior to the commencement of works associated with the tenant fit for each of the following:

(a) Office Floors within the Podium and Main Tower; and
(b) Ground floor and basement level 1 commercial units;

a strategy and / or details of the fit out shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt there may, depending on the extent of any required interventions and if they are considered to affect the special interest of the building be a requirement for the submission of a seperate application for listed building consent in respect of these works.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

25) Notwithstanding the drawings approved in condition 2, prior to the commencement of any works to provide any required acoustic insulation between each level, details of the required works shall be submitted to and considered for approval in writing by the

City Council as Local Planning Authority. For the avoidance of doubt there may, depending on the extent of any required interventions and if they are considered to affect the special interest of the building be a requirement for the submission of a seperate application for listed building consent in respect of these works.

Reason - In the interests of visual amenity, and because the proposed works could affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

26) Prior to implementation of any proposed external lighting and signage 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.

27) Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority.The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8))

28) The development hereby approved shall include for full disabled access to the all floors of the building from 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

29) Before development commences, a strategy and timescales for the preparation of a detailed audit of all internal and external features of historic interest / full photographic record of the building (internally and externally to include full details of the Telelift and Weathermaster Systems) before and after any strip out / demolition works) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

The photograhic record shall then be prepared and submitted in accordance with the agreed strategy and timescales

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

30) Before the development of the podium extension commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.
b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.
(c) Assess the impact of the development on television signal reception within the potential impact area identified in above 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. The 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 in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and prior agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest
survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Date: 24 March 2020

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A

The Coal Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020