14 CHORLTON STREET - PLANNING CONDITIONS MATRIX

Updated : 24.04.19 Rev G

JENKINS DESIGN SERVICES

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№	Condition	Action Undertaken	Action Required	Action By (party)	By (date)	Pre-start?	Discharged
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.		Appointed Contractor to commence work on site by the 20th April 2021	Appointed Contractor	20.04.21	NO General	
2	The development hereby approved shall be carried out in accordance with the following drawings and documents:The location plan referenced 21725 SI-00-DR-A-0800 received by the City Council as local planning authority on 25 August 2017 The drawings referenced: 21725 B1-ZZ-DR-A-2011 & 21725 B1-XX-SH-A-7001 both received by the City Council as local planning authority on 17 November 2017 21725 SI-00-DR-A-0802 Rev A, 21725 B1-ZZ-DR-A-0811 Rev C, 21725 B1-ZZ-DR-A-2002 Rev F, 21725 B1-ZZ-DR-A-2003 Rev A, 21725 B1-ZZ-DR-A-2004, 21725 B1-ZZ-DR-A 2005, 21725 B1-ZZ-DR-A-2010 Rev B, 21725 B1-ZZ-DR-A-2050 Rev B, 21725 B1-ZZ-DR-A-2100 Rev B all received by the City Council as local planning authority on 19 December 2017 The following documents: The completed Waste Management Proforma & The Design and Access Statement prepared by Jenkins Design Services both received by the City Council as local planning authority on 25 August 2017 The Framework Travel Plan prepared by SCP (Transport Planning : Infrastructure Design) The waste management quote prepared by Freshstart Waste The letter from Penny Anderson Associates Ref: SRs/HD/170390 dated 29 September 2017 The Noise Impact Assessment prepared by KP Acoustics Ltd. referenced 16627.NIA.01 The letter from KP Acoustics Ltd. dated 23 March 2018 and referenced 16627.180323.L1 Rev A The Environmental Standards Statement prepared by Watergrove Limited The BREEAM Domestic Refurbishment Pre-Assessment Estimator Report prepared by Base Energy The Air Quality Assessment prepared by Miller Goodall The Local Labour Agreement The Ventilation Statement prepared by Future Serv The Apartment Schedule referenced 21725 B1-XX-SH-A-7001 all received by the City Council as local planning authority on 17 November 2017 The emails from Tim Rogerson dated 12th February 2018 **Reason:** To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies S01, S02, S05, S06, SP1, CC1, CC4, CC5, CC8, CC9, CC10, T1, EN1, EN2, EN3, EN4, EN5, EN6, EN7,EN14, EN15, EN16, EN17, EN18, EN19 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1, DC20 and DC26 of the Unitary Development Plan and Sections 1, 2, 4, 7, 8, 10, 11 and 12 of the National Planning Policy Framework.		Appointed Contractor to work to planning approved drawings	Appointed Contractor		NO General	

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3	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; -ongoing construction works and parking of construction vehicles, contractors and staff in the locality; -Sheeting over of construction vehicles; -The phasing and quantification/classification of vehicular activity associated with planned construction; -Commentary on types and frequency of vehicular demands; -A dilapidation survey which shall include photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site. Development shall be carried out in accordance with the approved construction management plan. **Reason:** To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SO1, SO5, SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).		Appointed Contractor issued detailed construction management plan outlining working practices during development. This formed application to discharge planning condition.	Appointed Contractor Additional supporting information requested on 29.05.10	Issued 11.04.19. Target decision date 29.05.19	YES	
4	Before the development commences an air quality impact assessment for the development 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 in situ 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 policy EN16 of the Adopted Core Strategy.		M&E Tender drawing which demonstrate fresh air and air quality measures at Basement & Ground Floor issued 29.10.18. Drawing number 9516-M01-T1 Heating & Ventilation basement and ground floor-A1	DBD / JDS	Issued 29.10.18. Target decision date 24.112.18	YES	✓
5	Prior to development commencing a local labour agreement relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter. **Reason:** To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.		Appointed Contractor provided a local labour agreement relating to the construction phase of the development. This formed application to discharge planning condition.	Appointed Contractor	Issued 11.04.19. Target decision date 29.05.19	YES	✓

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6	Notwithstanding the details shown in the approved drawings and documents detailed in condition 2 of this permission, full and final details of the following shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to those elements commencing on site: (a) the final design and location of the proposed plant and equipment and if located externally the associated proposed plant deck and enclosure; (b) the final design of the new rooflights, which shall be a conservation style rooflight system that does not dominate the roof and is set in line with the slate (nor proud of them); (c) final details of the design solution for the basement windows that shall as closely as possible reinstate the original design based on thorough research. The works shall be carried out only in accordance with the approved details. **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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan.		Condition 6a Plant. 9516-M03-T1 Heating & Ventilation 3 floor and mezzanine-A1, B1-ZZ-DR-A-0820D Existing Elevations, B1-ZZ-DR-A-2009B Proposed Roof Plan, B1-ZZ-DR-A-2100C Proposed Elevations, Mini-Outdoor, SI-00-DR-A-0802B Proposed Site Plan, WL_1266_016_P3_Proposed Roof Layout and WL_1266_021_P3_Sections and Details Sheet 2. Condition 6b Rooflights B1-XX-SH-A-7002 Proposed Window Schedule, B1-ZZ-DR-A-0820D Existing Elevations, B1-ZZ-DR-A-2009B Proposed Roof Plan, B1-ZZ-DR-A-2051A Existing and Proposed Sections Illustrating Window Depths, B1-ZZ-DR-A-2054A Section C-C, B1-ZZ-DR-A-2100C Proposed Elevations, Client Presentation - Conservation Rooflight, Conservation Between The Rafter Warm Slate Lead Soakers, and G4229 14 Chorlton Street Report with appendix [Windows]. Condition 6c Basement Windows B1-XX-DR-A-7002 Existing Basement Window Elevations, B1-XX-SH-A-7002 Proposed Window Schedule, B1-ZZ-DR-A-0820D Existing Elevations, B1-ZZ-DR-A-2051A Existing & Proposed Sections Illustrating Window Depths, B1-ZZ-DR-A-2100C Proposed Elevations, & B1-ZZ-DR-A-2200 Strip Section Details.	(a) JDS / DBD (b) JDS (c) JDS	Issued 29.10.18. Target decision date 24.12.18	NO Site and Parctical Completion	ü ü

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7	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 and roof of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations and the roof 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 (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 CC9, EN1, EN3, SP1 and DM1 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan.		Condition 7a Programme of Samples B1-XX-SH-7003 Programme of Materials, B1-ZZ-DR-A-0820D Existing Elevations & B1-ZZ-DR-A-2100C Proposed Elevations (b) JDS to submit all samples and specifications following appointment of principle contractor and dependant on planers response to 7a above.	JDS	Issued 29.10.18. Target decision date 24.12.18	YES	
8	Notwithstanding the details shown in the approved drawings and documents detailed in condition 2 of this permission, No works to the existing windows shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any existing windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, a comprehensive survey to identify the location of original and non-original windows and the condition of these windows, full details of why repair and refurbishment of original windows is not viable and details, including materials and cross sections, of any proposed replacement windows, which shall be 'like for like' versions of the original timber sliding sash windows. **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 117371/FO/2017 Page 6 of 12 character and appearance of this building in accordance with saved policy DC18.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		Condition 8 Windows B1-XX-SH-A-7002 Proposed Window Schedule, B1-ZZ-DR-A-0820D Existing Elevations, B1-ZZ-DR-A-2051A Existing and Proposed Sections Illustrating Window Depths, B1-ZZ-DR-A-2100C Proposed Elevations, B1-ZZ-DR-A-2200 Strip Section Details and G4229 14 Chorlton Street Report with appendix [Windows].	Specialist to be appointed	Prior to any works to those elements starting Issued 29.10.18. Target decision date 24.12.18	NO Site and Parctical Completion	

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9	The development hereby approved shall be carried out in accordance with the recommendations within the submitted letter from KP Acoustics Ltd. dated 23 March 2018 and referenced 16627.180323.L1 Rev A. Upon completion of the development and before the new 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 when the nightclub is trading to confirm the internal levels are being achieved (including the 63 and 125 Hz octave bands). **Reason:** To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.		Acoustic verification report External Noise Ingress P18-324-L02 14 Chorlton Street - planning conditions issued.	Acoustic consultant	Issued 29.10.18. Target decision date 24.12.18	NO Pre Occupation	
10	The externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background noise level (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site before first occupation of the development. Upon completion of the development and before the new use becomes operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements within the submitted Noise Impact Assessment. The report shall also undertake post completion testing to confirm that the 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. **Reason:** To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.		Acoustic verification report External Noise Ingress P18-324-L02 14 Chorlton Street - planning conditions issued.	Acoustic consultant (with support from DBD/JDS)	Issued 29.10.18. Target decision date 24.12.18	NO Pre Occupation	
11	The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the completed Waste Management Proforma and shown on the drawing referenced 21725 B1-ZZ-DR-A-2005 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.		Refuse to be provided and retained within the development	JDS / Appointed Contractor		NO Pre Occupation	

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12	The development shall be carried out in accordance with the recommendations contained in the inspection for Bats and Nesting Birds by Penny Anderson Associates Ref. SRs/HD/170390 as submitted to and approved as part of this permission. **Reason:** To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.		Appointed Contractor to review and follow the recommendations contained in the inspection for Bats and Nesting Birds by Penny Anderson Associates	Appointed Contractor	Throughout the duration on site	NO General	
13	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. 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 [attending or] employed in the development ii) a commitment to surveying the travel patterns of staff 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. **Reason:** To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).		The travel plan submitted with applications is required to be followed by an updated version to be submitted prior to first occupation of the development. The Travel Plan or addendum to the existing should includes a response to item i-v.	Transport planning consultant to provide		NO Pre Occupation	
14	The proposed development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of the submitted Crime Impact Statement dated 20/10/2017 and referenced URN: 2017/0846/CIS/01. These measures shall be fully implemented before the development hereby approved is first occupied and shall be maintained for the duration of the uses hereby approved. 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.		Crime Impact Statement to be implemented by the Design Team where applicable. Acknowledgement in writing confirming accreditation to be issued to the planning department	Design Team JDS and GMP		NO Pre Occupation	

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15	The access measures for disabled people to gain access into and throughout the premises and to occupy the apartments as shown on the drawings hereby approved and described within the Design and Access Statement hereby approved shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved. **Reason:** To ensure that satisfactory disabled access is provided by reference to the provisions of policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.		DDA strategy as identified on JDS drawings and within the D&A Statement to be fully implemented	Design Team & Appointed Contractor		NO Pre Occupation	
16	The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Very Good' rating for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are 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, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.		Development to achieve a BREEAM rating of very good	Building Assessmnet / Environmental Consultant		NO Pre Occupation	
17	The footpaths and the areas between the pavement and the line of the proposed buildings shall be fully reinstated in materials that match the existing footpath treatment (including repair of existing damage and damage caused by the development) within a timescale to be agreed in writing by the City Council as local planning authority or with two months of any part of the development first being occupied. **Reason:** In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and the site's location with the George Street Conservation Area;, pursuant to City of Manchester Unitary Development Plan saved policy DC18 and policies SP1, EN3, DM1 CC5, CC8, CC9 and CC10 of the Core Strategy.		All making good and reinstatement within the neighbouring footpath to maintain existing materials	Appointed Contractor		NO Site and Parctical Completion	
18	No part of the development shall be occupied until the space and facilities for the parking of 10no. bicycles have been provided in accordance with the approved plans. These facilities shall then be retained and permanently reserved for bicycle parking. **Reason:**		10 biscycle spaces to be provided and retained within the development	JDS / Appointed Contractor		NO Pre Occupation	

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	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 policies CC10, T1 and T2 of the City of Manchester Core Strategy.						
19	The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). **Reason:** To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1, H1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.		The apartments hereby approved shall be used only as private dwellings	Note (Client Team)		NO General	

KEY

PRE-COMMENCEMENT CONDITION

SITE & PRACTICAL COMPLETION CONDITION

PRE OCCUPATION CONDITION

GENERAL

ACTION OVERDUE