Planning Conditions Tracker

Siemens Campus – Bruntwood Phase 1 (Unit D3)

Planning Permission 114283/FO/2016 (to be agreed with MCC via letter that all discharges also relate to MMA (Reference: 118086/JO/2017) once all pre-commencement conditions have been discharged – this is a strategy that has been agreed elsewhere by Manchester City Council. We are awaiting written confirmation of this approach)

Updated: 02/07/2018

Red text denotes latest status

Condition Number		Topic	Condition	Responsibility	Suspensive	Submission Date	Discharge Date	Comments
1	-	Life of permission	The development must be begun not later than the expiration of three years beginning with the date of this permission.	Bruntwood	Compliance	-	16 March 2020	Lawful implementation can only take place once all pre-commencement conditions have been discharged
2	-	Consented details	The development hereby approved shall be carried out in accordance with the following drawings and documents: Ground Floor Plan 5485- 20-250 Rev B First Floor Plan 5485- 20-251 Rev B Second Floor Plan 5485- 20-252 Rev C Plant Level 5485- 20-253 Rev B Roof Level 5485- 20-254 Rev B East and West Elevations 5485- 20-221 Rev D North and South Elevations 5485- 20-222 Rev D Building Sections 5485- 20-243 Rev B Illustrative Development Long Sections PL1414-P-106 00 Hardworks plan PL1414-P-014 00 Softworks plan PL1414-P-015 00 Eastern boundary between car parking and residential PL1414-P-018 Parking Management Concept PL1414-P-020 BREEAM 2014 New Construction: Offices Pre-assessment dated 22.08.2016 prepared by SAL; BREEAM 2014 New Construction: Healthcare Pre-assessment dated 22.08.2016 prepared by SAL; Employment Travel Plan reference VN50552 dated September 2016 prepared by Vectos Princess Road, West Didsbury Masterplan Design and Access Statement October 2016 prepared by Planit IE Commercial Development Design and Access Statement prepared by Sheppard Robson Ground Investigation Report reference 41787 (February 2016) prepared by Ian Farmer Associates Siemens Site Plot D3 Environmental Standards Statement, incorporating BREEAM Pre-Assessment prepared by SAL 02.09.2016 Rev A; Ventilation Strategy prepared by DSSR; Heritage Statement prepared by Architectural History Practice Ltd August 2016; Flood Risk Assessment prepared by JBA consulting October 2016 Masterplan Phase 1 Drainage scheme drawing reference 501 rev P2 prepared by Booth King Preliminary Energy Statement Siemens D3 prepared by DSSR; Operational Waste Management Strategy prepared by Vectos; TV Reception Survey prepared by Pager Power; Topographical Survey prepared by Total Surveys Limited drawing reference BE/TS/348771/1 Sheets 1 to 1 2inc.; Crime Impact Statement prepared by GMP Design for Security ref 2014/0775/CIS/02 Environmental Noise report reference 6355803/01/v04 prepared by Bureau Veritas Townscape and Visual Impact Assessment prepared by Planit-ie;	Bruntwood / Contractor	Compliance			

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			Environmental Statement Volume 1, 2 and Non-Technical summary All received by the local planning authority on the 18th November 2016 General Arrangement Landscape Proposals PL1414-P-013 01 022 received via email on the 15th February 2017 D3 Office Building Additional Cycle parking proposal PL1414-P-022 received via email on the 21st February 2017. PL1414-P-108 Phase 1 / Phase 2 Overlap Area as received by the local planning authority on 3rd March 2017.					
3	-	Local Labour Agreement	Prior to the commencement of the development of Building D3 a **local labour agreement**, relating to the construction phase of the 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 whilst works are in operation.	North Mids	Pre Commencement	26/01/18	09/08/18	Condition Discharged 09/08/18 Ref: CDN/18/0054
4	-	Construction Management Plan	Prior to the commencement of the relevant part of development or phase a **Construction Management Plan** shall be submitted to and approved in writing by the City Council as local planning authority. The relevant part of development shall be implemented in accordance with the agreed Construction Management Plan and shall include: - The routing of construction traffic; - The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles including any haul roads; - identification of site operative's car parking; - construction site layout including areas of material storage; - access arrangements for pedestrians; - Identify measures to control dust and mud on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; - Specify the working hours for the site; - The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete - Identify advisory routes to and from the site for staff and HGVs; - A Dust Management Plan to include measures to control the emission of dust and dirt during construction and those matters contained within the Mitigation Measures section of Chapter 7 of the Environmental Statement; - A community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works.	North Mids	Pre-Commencement	26/01/18	09/08/18	Condition Discharged 09/08/18 Ref: CDN/18/0054
5	-	Landscaping	Areas of existing landscaped planting on site shall only be cleared in accordance with the recommendations for site clearance set out within the Environmental Statement Volume 1 paragraphs 9.95 and 9.96. If hedgehogs are discovered on site during vegetation clearance works then a refuge shall be established whilst construction works are taking place in accordance with the recommendations set out within paragraph 9.97 and under the supervision of a suitably qualified person. Written confirmation of all measures	Contractor	Compliance			

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			undertaken shall be provided to the City Council as local planning authority after vegetation clearance works have taken place on site.					
6	-	Trees	No tree felling or pruning works or vegetation clearance should take place during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent by a suitably qualified person prior to such works being undertaken and that written confirmation that no birds would be harmed and/or that there are appropriate measures in place to protect nesting bird interest on the site has been submitted to and approved in writing by the City Council as local planning authority. In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the approved drawings, documents and particulars; and paragraphs (b) and (c) below shall have effect until the expiration of 5 years from the date of the use or occupation of the phase of development within which the retained tree is located for its permitted use.	Contractor	Compliance			If tree felling is to take place during March to July an ecologist will need to confirm nesting birds are absent. Any assessment will need to be submitted to and approved by MCC.
7	a	Tree Protection	(a) Prior to the commencement of development or any phase of development a verification report or evidence shall be submitted to and approved by the local planning authority to demonstrate that the **fencing for the protection of any retained tree** has been undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. The protective fencing shall be maintained in situ on site until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.	Brooks Ecological	Pre-Commencement	TBC		Not relevant for Phase 1 Commercial N.B. Tree Protection Measures for Siemens Car Parking phase approved (Ref: CDN/17/0553)
7	b	Tree Protection	(b) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).	Contractor	Compliance			
7	c	Tree Protection	(c) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.	Bruntwood / Contractor	Compliance			
8	-	Tree Protection	All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".	Bruntwood / Contractor	Compliance			
9	a	Ground Contamination	(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).	Booth King	Pre-Commencement	26.01.18	09/08/18	Condition Discharged 09/08/18 Ref: CDN/18/0054

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			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.					
9	b	Ground Conditions	(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 with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.	Booth King	During Construction	TBC		Booth King to provide verification report / statement for submission to discharge condition or confirmation that this was not applicable

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10	-	SUDs details	Notwithstanding the approved plans, prior to the commencement of the development (or phase thereof), a **scheme for the drainage of surface water from the development** in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and details shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall include: - Percolation tests should be undertaken in accordance with Building Research Establishment Digest 365 and in locations and at proposed depths of each proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours should be submitted. Infiltration in made ground should be avoided and care should be taken to avoid propagation of any contamination recorded on site through surface water infiltration; - 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 in any part of a building; - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements); An 40% uplift to account for climate change impact should be considered in line with revised climate change allowances published by the Environment Agency in 2016; - For sites where proposed development would cause unusual pollution risk to surface water (in this case large car park areas with >50 parking spaces), evidence of pollution control measures (preferably through SuDS) is required. - Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements. The development shall then be constructed in accordance with the approved details, within a previously agreed timescale. Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.	Booth King	Pre-Commencement	26.01.18	09/08/18	Condition Discharged 09/08/18 Ref: CDN/18/0054
11	-	Wind Mitigation	Prior to the commencement of construction works on building D3 as identified on the approved drawings, details of the measures to be incorporated into the development to **mitigate against the impacts of wind on users of the building** as identified within the submitted Environmental Statement shall be submitted to and approved in writing by the City Council as local planning authority. The submitted details shall outline how the mitigation measures directly addresses the identified impacts. The development shall be carried out in accordance with the agreed measures.	Wintech	Pre-Commencement	26.01.18	09/08/18	Condition Discharged 09/08/18 Ref: CDN/18/0054
12	-	Materials samples	Notwithstanding the approved drawings prior to the commencement of above ground construction works for the D3 building hereby approved, **samples and specifications of all**	Sheppard Robson / Contractor	Pre-Commencement	26.01.18	09/08/18	Condition Discharged 09/08/18 Ref: CDN/18/0054

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			materials to be used on all external elevations of the development including architectural drawings indicating the arrangement and details of glazing on the building shall be submitted to and approved in writing by the City Council as local planning authority. The approved materials and glazing arrangement shall then be used in the construction of the development.					
13	-	Landscaping samples	Prior to the commencement of construction works for each development phase, as identified on the approved drawing PL1414-P-108, a schedule for the submission of **hard landscaping material samples** for approval by the local planning authority and timescales for the implementation of the approved landscaping scheme as identified on the approved drawings references General Landscape Arrangements PL1414-P-013 01 022; Hardworks plan PL1414-P-014 00; Softworks plan PL1414-P-015 00; PL1414-P-018 'Eastern Boundary treatment' shall be submitted to and agreed in writing by the local planning authority. The approved scheme shall be subsequently implemented in accordance with the agreed timescales, materials and landscaping scheme. If within a period of 5 years from the date of the planting of any tree, hedge or shrub, that tree, hedge or shrub or any tree, hedge 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, hedge or shrub of the same species and size as that originally planted shall be planted at the same place.	SR / Contractor / Planit	Pre-Commencement	26.01.18	09/08/18	Condition Discharged 09/08/18 Ref: CDN/18/0054
14	-	Biodiversity Enhancement and Management Plan	Notwithstanding the approved drawings, within 3 months of the commencement of construction works of the relevant part of the development identified on plan PL1414-P-108, a **Biodiversity Enhancement and Management Plan** for the site based upon the principles set out within Chapter 9 of the Environmental Statement and Appendix 9.1 'Preliminary Ecological Appraisal (R-2531-01)' shall be submitted and approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.	Brooks Ecological	Within 3 months of commencement	19.06.2018	17.08.2018	Condition Discharged: 17 August 2018 Ref: CDN/18/0435
15	-	Refuse Storage & Disposal Scheme	Notwithstanding the approved drawings, within 3 months of the commencement of construction works of the relevant part of the development identified on plan PL1414-P-108, **a scheme for the storage and disposal of refuse** shall be 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.	Vectos	Within 3 months of commencement	19.06.2018		**Condition refused** 17 August 2018 Further and better information required: We require further information in order to discharge condition 15 . The following information is required: 1. the bin store location 2. the bin store size / layout 3. whether the site management or waste operator are responsible for transferring the bins to the collection point 4. Where the bin collection point is.
16	-	Highways design / specifications	Prior to the commencement of any works to construct the amended access to the site (excluding haulage roads required for construction works) as identified on the approved plans, **full technical detailed designs and specifications of all required highway works** and including: carriageway markings, reinstatement of pavement; Traffic Regulation Orders, kerb realignment, dropped kerbs, tactile paving and any required pedestrian refuge islands shall be submitted and approved in writing by the City Council as local planning authority. The development shall	Vectos / Siemens / Brutnwood / Contractor	Pre-Commencement of highways works	TBC		Not relevant for Phase 1 Commercial –this will be addressed by Siemens. N.B. Details submitted by Booth King in respect of Siemens Car Parking – awaiting decision

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			be undertaken in accordance with the agreed details.					
17	-	External Lighting details	Prior to the installation of any external lighting on each relevant part of the site identified on plan PL1414-P-108, **full details of the type, height, location and direction of illumination of external lighting** shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be subsequently installed in the development.	Planit	Prior to implementation of lighting scheme	TBC		External lighting scheme now instructed and Highcross design to be issued to discharge the condition
18	-	Plant Noise	Any **externally mounted ancillary plant, equipment and servicing relating to Building D3** 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 (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.	Contractor / Bureau Veritas	Prior to installation of plant	TBC		Timescales not specified in condition, but in order to comply will need to be submitted and approved prior to installation of plant. Highcross to provide plant acoustic details for assessment by Sandy Brown
19	-	Travel Plan	Prior to first occupation of Building D3, **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 the 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 planning 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.	Vectos	Pre-occupation	TBC		Bruntwood to provide the Travel plan for submission Vectos Travel Plan VN50552 - was issued with the contract documents - please confirm NMB Submit for discharge of conditions - once established
20	-	SUDs O&M	Building D3 hereby approved shall not be occupied until details of the implementation, maintenance and management of any new **sustainable drainage scheme** approved under condition 10 of this decision 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: - Verification report providing photographic evidence of construction as per design drawings; - As built construction drawings if different from design construction drawings; - 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.	Booth King / Contractor	Pre-occupation	TBC		Booth King / NMB site to provide evidence and ensure O&M information is provided by Manufacturer for issue
21	-	Secure By Design Accreditation	The development (or phase thereof) hereby approved shall not be occupied or used until written confirmation of **a secure by design**	Sheppard Robson	Pre-occupation	TBC		NMB engaged SBD and in process of certification SDB ref no: 2018/0163/SBD/01

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			accreditation has been submitted to the local authority.					
22	-	Car Park Demarcation	The **Building D3 car parking** indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the first occupation of the approved Building D3. The car park shall then be available at all times whilst the site is occupied.	Contractor	Pre-occupation	TBC		**Nothing to submit??**
23	-	Energy / BREEAM Verification Report	The development (or part phase thereof) hereby approved shall be implemented in accordance with the measures as set out within the Preliminary Energy Statement Siemens D3 prepared by DSSR; and, Siemens Site Plot D3 Environmental Standards Statement, incorporating BREEAM Pre- Assessment prepared by SAL 02.09.2016 Rev A as received by the City Council as local planning authority on 18th November 2016. Within 3 months of the completion of the construction of the development **a verification statement** shall be submitted to and approved in writing, by the City Council as local planning authority, confirming which measures have been incorporated within the development, including dated photographic documentary evidence of the implementation and completion of required works.	Contractor / DSSR	Within 3 months of completion			DSSR to be approached to provide a verification statement and photographic evidence taken by site team as required in the statement to discharge the condition. Condition to be discharged by NMB
24	-	Delivery & Servicing Times	Deliveries, servicing and collections, including waste collections relating to the Building D3 shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.	Occupier	Compliance			
25	-	Opening Hours scheme	Prior to the first occupation of the building identified as D3 on the approved drawings a **scheme of opening hours of the D3 building** shall be submitted to and approved. The building shall subsequently be operated in accordance with the agreed hours.	Bruntwood/Occupier	Pre-occupation			Bruntwood to confirm the opening hours for submission - Headed Letter Signed by Director
26	-	Permitted Uses	This permission hereby approved relates to the building identified as Building D3 on the approved drawings to be used as either: - B1 Use (excluding B1c light industrial) - D1 Non - residential Healthcare use and for no other purpose within the D1 use class	Bruntwood	Compliance			
27	-	Cycle Parking details	The **type of cycle parking facilities** to be provided as identified on drawing reference PL1414-P-022 received via email by the City Council as local planning authority on the 14th February 2017 shall be submitted to and approved in writing within 3 months of the commencement of above ground works on the approved building. The approved details shall be installed prior to the first occupation of the development and shall be retained whilst the use is in operation.	Bruntwood / Planit	Within 3 months of commencement			Planit drawing and cycle position and specification to be issued for discharge of condition PL1414-P-201 Cycle stand NMB Mark up