Rev A - Comments from Emily Booth's emails (15/05/18 and 18/06/18) and meeting with Tony Mitchell (10/08/18) incorporated
Rev B - Discharge of conditions submitted 12.10.2018

KEY
Outstanding
Submitted
Approved
No submission required

Planning Condition Number	LBC Condition Number	Condition Type	Condition Details	Progress	List of Precise Information Required & Submitted	Person & Department Responsible	Submission Date	Signed off Date
Planning Reference 118410-FO-2017	**LBC References 118412-LO-2017, 118413-LO-2017 and 118414-LO-2017**							
1	1	Note	The development must be begun not later than the expiration of three years beginning with the date of this permission.					
2	-	Note	The development hereby approved shall be carried out in accordance with the following drawings and documents: The location plan referenced 6137-PUR-MMC-EXG-DR-A- 0101 Rev A received by the City Council as local planning authority on 6 December 2017. 6137-PUR-MMC-B-DR-A- 0139 Rev A 6137-PUR-MMC-G-DR-A- 0140 Rev A 6137-PUR-MMC-1-DR-A- 0141 Rev A 6137-PUR-MMC-XX-DR-A- 0145 Rev A 6137-PUR-MMC-XX-DR-A- 0150 6137-PUR-MMC-XX-DR-A- 0151 6137-PUR-MMC-XX-DR-A- 0152 6137-PUR-MMC-XX-DR-A- 0220 Rev B 6137-PUR-MMC-EXG-DR-A- 0603 Rev B 6137-PUR-MMC-EXG-DR-A- 0604 Rev C 6137-PUR-MMC-EXG-DR-A- 0607 Rev C, all received by the City Council as local planning authority on 6 December 2017 6137-PUR-MMC-XX-DR-A- 0241 6137-PUR-MMC-XX-DR-A- 0242 6137-PUR-MMC-XX-DR-A- 0243 6137-PUR-MMC-XX-DR-A- 0244 6137-PUR-MMC-XX-DR-A- 0245 6137-PUR-MMC-XX-DR-A- 0246, all received by the City Council as local planning authority on 10 January 2018 6137-PUR-MMC-EXG-DR-A- 0201 Rev D 6137-PUR-MMC-B-DR-A- 0209 Rev D 6137-PUR-MMC-G-DR-A- 0210 Rev G 6137-PUR-MMC-1-DR-A- 0211 Rev F 6137-PUR-MMC-R-DR-A- 0218 Rev E 6137-PUR-MMC-XX-DR-A- 0221 Rev D 6137-PUR-MMC-XX-DR-A- 0222 Rev A 6137-PUR-MMC-XX-DR-A- 0225 Rev B 6137-PUR-MMC-XX-DR-A- 0226 Rev D 6137-PUR-MMC-XX-DR-A- 0228 Rev C 6137-PUR-MMC-XX-DR-A- 0230 Rev D 6137-PUR-MMC-XX-DR-A- 0231 Rev E, all received by the City Council as local planning authority on 27 February 2018 The Conservation Management Plan 2010 prepared by Buttress Fuller Alsop Williams Architects The Manchester Museum Conservation Plan 2016 prepared by Buttress The Crime Impact Statement prepared by Greater Manchester Police The Archaeology Desk-Based Assessment prepared by Purcell The Design and Access Statement prepared by Purcell The Extended Phase 1 Habitat Survey of Manchester Museum prepared by Rachel Hacking Ecology The Flood Risk Assessment and Drainage Strategy prepared by Buro Happold Engineering The Ground Engineering Desk Study Report prepared by Buro Happold Engineering , all received by the City Council as local planning authority on 6 December 2017 The Access Appraisal Report prepared by Jane Toplis Associates Ltd received by the City Council as local planning authority on 4 January 2018		No submission required			
3	-	Pre-commencement	Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.		Purcell File Note - MMC Condition PL3	Max Fordham	12/10/2018	
4	-	Pre-commencement	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; - Noise and vibration that shall base the assessment on British Standard 5228 and any other relevant standards; - A Community Consultation Strategy; - Display of an emergency contact number; - Details of Wheel Washing; - Dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards; - Compound locations where relevant; - Location, removal and recycling of waste; - Routing strategy and swept path analysis; - Parking of construction vehicles and staff; - Sheeting over of construction vehicles; Development shall be carried out in accordance with the approved construction management plan.		Refer to letter from Environmental Health, Strategic Lead, Compliance & Community Safety	Contractor / Buro 4		
5	-	Pre-commencement	Before the development hereby approved 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.		Purcell File Note - MMC Condition PL5	Miller Goodall	12/10/2018	
6	-	Pre-commencement	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.			Contractor / Buro 4		
7	4	Pre-commencement	Notwithstanding the materials shown in the approved drawings and documents detailed in condition 2 of this decision and prior to the commencement of the development hereby approved a programme for the issue of large scale samples and detailed specifications of all materials to be used on the external elevations (to include the main extension and the new main entrance hereby approved) and the rooves shall be submitted for approval in writing by the City Council, as Local Planning Authority. Samples and specifications of all materials detailed in the approved programme, plus jointing and fixing details, junctions and interface details and a strategy for quality control management, shall then be submitted and approved in writing by the City Council as local planning authority prior to any works relating to those items commencing on site and before any of the materials listed in the approved programme are utilised on the site. The development shall be constructed only using the approved materials and in accordance with the approved details.		6137-PUR-MMC-XX-DR-A-0450 6137-PUR-MMC-XX-DR-A-0451 6137-PUR-MMC-XX-DR-A-0452 6137-PUR-MMC-XX-DR-A-0453	Contractor / Purcell	12/10/2018	
8	5	Pre-commencement	Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the design of the full building envelope of the main extension hereby approved shall be submitted to and approved in writing prior to any works to this elements of the development commencing on site. The works shall then be carried out in accordance with the approved details.			Contractor / Purcell		
9a)	6a)	Pre-demolition	Before the works within the courtyard (including demolition works) to construct the main extension hereby approved commence, the applicant or their agents or their successors in title shall secure the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor. The WSI should be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following: a) A phased programme and methodology of site investigation and recording to include: - targeted field evaluation trenching - (depending upon the above) more detailed targeted open area excavation and recording		Archaeological Research Services Ltd Written Scheme of Investigation	Archaeological Contractor	12/10/2018	
9b)	6b)	Pre-commencement	(b) A programme for post investigation assessment to include: - production of a final report on the significance of the below ground archaeological and historical interest represented.		Refer to letter from GMAAS	Archaeological Contractor		
9c)	6c)		(c) Deposition of the final reports on the site investigation with the Greater Manchester Historic Environment Record.		Refer to letter from GMAAS	Archaeological Contractor		
9d)	6d)		(d) Provision for archive deposition of the report, finds and records of the site investigation.		Refer to letter from GMAAS	Archaeological Contractor		
9e)	6e)		(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.		Refer to letter from GMAAS	Archaeological Contractor		

Planning Condition Number	LBC Condition Number	Condition Type	Condition Details	Progress	List of Precise Information Required & Submitted	Person & Department Responsible	Submission Date	Signed off Date
10	-	Pre-demolition	a) Before the works within the courtyard (including demolition works) to construct the main extension hereby approved commence, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the 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.		Refer to letter from Environmental Health, Strategic Lead Compliance & Enforcement	Contractor		
		Pre-commencement	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.		Refer to letter from Environmental Health, Strategic Lead Compliance & Enforcement	Contractor		
11	7	Pre-commencement of elements visited in condition PL 7	Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site: - New rooves; - Parapets to new rooves; - Curtain walling to the new structures; - Junctions of the new structures with existing buildings; - Capping of walls/cladding; - Roof edges of new rooves. The works shall then be carried out in accordance with the approved details.		6137-PUR-MMC-XX-DR-A-0419 6137-PUR-MMC-XX-DR-A-0420 6137-PUR-MMC-XX-DR-A-0424 6137-PUR-MMC-XX-DR-A-0425 6137-PUR-MMC-XX-DR-A-0427 6137-PUR-MMC-XX-DR-A-0428 6137-PUR-MMC-XX-DR-A-0434 6137-PUR-MMC-XX-DR-A-0438 6137-PUR-MMC-XX-DR-A-0442 6137-PUR-MMC-XX-DR-A-0444 6137-PUR-MMC-XX-DR-A-0445 6137-PUR-MMC-XX-DR-A-0447 6137-PUR-MMC-XX-DR-A-0462 6137-PUR-MMC-XX-DR-A-0465 6137-PUR-MMC-XX-DR-A-0468 6137-PUR-MMC-XX-DR-A-0471 6137-PUR-MMC-XX-DR-A-0473 6137-PUR-MMC-XX-DR-A-0475 6137-PUR-MMC-XX-DR-A-0476	Purcell	12/10/2018	
12	8	Pre-Installation of totem	Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the design of a smaller totem than that shown on the drawings hereby approved shall be submitted to and approved in writing prior to the installation of this element of the development. The approved totem shall then be installed only in accordance with the approved details.			Purcell		
13	-	Pre-planting of the replacement trees	Following the removal of the existing Lime tree a minimum of 3no. new trees shall be planted within a timescale and at a location to be agreed in writing by the City Council as local planning authority. Full details of these replacement trees, which shall be at least semi mature in age, shall be submitted to and agreed in writing by the City Council as local planning authority prior to planting.		Purcell File Note - MMC Condition PL13	UoM / Buro 4	12/10/2018	
14	9	Pre-commencement	Before development commences, a comprehensive photographic record of the building (internally and externally) including all areas where physical changes are proposed, prior to and following the proposed strip out works shall be submitted to and approved in writing by the City Council as local planning authority. The completed survey shall then be deposited with the relevant historic record (HER) within a timescale to be agreed in writing with the City Council as local planning authority.		Purcell Historic Building Record	Purcell / HC	12/10/2018	
15	-	Pre-occupation	The hours of operation of the use hereby approved shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the use. The approved use shall not operate outside of the approved hours of operation.			UoM/ Manchester Museum		
16	-	Pre-occupation	The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The approved scheme shall be implemented in full before the use commences.		Please refer to letter from Environmental Health, Strategic Lead, Compliance & Community Safety:- The applicant has submitted, with the application, an acoustic report which provides noise limits for the event space at the site (BuroHappold Engineering. Dated: 21/6/17). The report however does not address this condition as only the LAeq limits are provided, the applicant will need to consider the octave band frequencies and provide limits for those too.	BuroHappold (Acoustics)		
17	-	Pre-occupation	Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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. 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 (LA90) level at the nearest noise sensitive location.		Please refer to letter from Environmental Health, Strategic Lead, Compliance & Community Safety:- The acoustic report submitted with the application (BuroHappold Engineering. Dated: 21/6/17) which provides limits for external plant and equipment at the development but the report does not consider noise from any kitchen extract to be installed, only AC units and refrigeration units. This will need to be addressed and the information submitted to Environmental Health for review. In addition, the report suggests that the external plant will not be in use during night-time hours and so the hours of use for such equipment should be restricted accordingly so that they are in use during day-time only.	Max Fordham / BuroHappold (acoustics)		
18	-	Pre-occupation	The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) 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.			ALL		
19	-	Note	No loading or unloading shall be carried out on the site outside the hours of: 07:30 to 20:00 Monday to Saturday No loading or unloading is permitted on Sundays and Bank Holidays		Note - no submission required	Contractor / Buro 4		
20	-	Note	The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Management Proforma received by the City Council as local planning authority on 4 January 2018 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.		Note - no submission required	UoM / Buro 4		
21	-	Pre-occupation	The proposed development shall be designed and constructed in accordance with the recommendations contained within sections 3.3, 4 and 5 of the submitted Crime Impact Statement Version B dated 18/10/2016 and referenced URN: 2012/0371/CIS/02. 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.			Purcell / UoM		
22	-	Pre-occupation	The access measures for disabled people to gain access into and throughout the premises as shown on the drawings referenced 6137-PUR-MMC-XX-DR-A- 0241; 6137-PUR-MMC-XX-DR-A- 0242, 6137-PUR-MMC-XX-DR-A- 0243, 6137-PUR-MMC- XX-DR-A- 0244, 6137-PUR-MMC-XX-DR-A- 0245 and 6137-PUR-MMC-XX-DR-A-0246 and described in the Access Appraisal Report and the Design and Access Statement shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.			Purcell / UoM	12/10/2018	
23	10	Pre-commencement	Before the works hereby granted by this planning permission are commenced full details of any repairs or making good works to the original building fabric and features of the adjacent listed buildings shall be submitted to and approved in writing by the City Council as local planning authority. The details shall be implemented within three months of the completion of the development and shall be carried out only in accordance with the approved details.		6137-PUR-MMC-XX-DR-A-0150 6137-PUR-MMC-XX-DR-A-0151 6137-PUR-MMC-XX-DR-A-0152 6137-PUR-MMC-B-DR-A-0170 6137-PUR-MMC-G-DR-A-0171 6137-PUR-MMC-1-DR-A-0172 6137-PUR-MMC-R-DR-A-0177 6137-PUR-MMC-XX-DR-A-0178 6137-PUR-MMC-XX-DR-A-0179	Purcell / BuroHappold	12/10/2018	
LBC References 118412-LO-2017, 118413-LO-2017 and 118414-LO-2017								
-	3	Pre-commencement	Before the works hereby granted by this listed buildings consent are commenced plans and particulars of the soft strip out of the parts of the listed building which are currently obscured by suspended ceilings, partitions internal cladding etc. and detailing how any damage thereto is to be mitigated shall be submitted to and approved in writing by the City Council as local planning authority. The approved plans and particulars shall be implemented as part of the development and the soft strip out shall be carried out in accordance with the approved plans and particulars.		Schedule of Works Intrusive Survey Investigation Outline Enabling Works	ALL	12/10/2018	
Information								
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.					
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.					

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		Construction/Demolition Works	Construction/demolition works shall be confined to the following hours: - Monday - Friday: 07:30 - 18:00 - Saturday: 8.30 - 14:00 - Sunday / Bank holidays: No work Noise to be kept to a minimum in the first hour. Any Night-time working/working outside of these hours will need to be discussed and agreed with Environmental Health via Contact Manchester (Tel. 0161 234 5004) prior to commencement of works of this nature.					
		Wildlife	The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s). Whilst the development has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.					
		Highways	The applicant is advised that any requirements for licensing, hoarding/scaffolding and any associated temporary traffic management arrangements will need to be discussed with the City Council's Highways Applications and Network Resilience Teams via Contact Manchester (Tel. 0161 234 5004).					