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

Estrela Properties Ltd
C/o Agent

Agent (if used)

Mr Don Murphy
Paul Butler Associates
31 Blackfriars Road
Manchester
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Variation of condition nos. 2 (approved drawings), 5 (acoustic insulation), 9 (hours of opening), 14 (contaminated land) and 16 (landscaping) attached to planning permission 113787/JO/2016 to allow for amendments to the scheme and its delivery on a phased basis

Location: Hollings Building, Old Hall Lane, Rusholme, Manchester, M14 6HR

Date of application: 21 December 2017

Application number: 118634/JO/2017

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

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning 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 the original planning permission (111282/FO/2016/S1) approved on 1st August 2016.

Reason - Required to be imposed pursuant to Section 92 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 stamped as received on 15th February 2016, 30th June 2016 and 21st December 2017:

1. ENVIRONMENTAL STATEMENT,
2. ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY,
3. PLANNING AND REGENERATION STATEMENT,
4. DAYLIGHT, SUNLIGHT AND OVERSHADOWING ASSESSMENT,
5. DESIGN AND ACCESS STATEMENT,
6. DESIGN AND ACCESS STATEMENT (OLLIER SMURTHWAITE),
7. ENVIRONMENTAL STANDARDS STATEMENT
8. AIR QUALITY ASSESSMENT,
9. TRANSPORT ASSESSMENT,
10. TRANSPORT TECHNICAL NOTE,
11. RESIDENTIAL PLANNING NOISE REPORT,
12. STATEMENT OF COMMUNITY INVOLVEMENT,
13. WIND ASSESSMENT REPORT,
14. CRIME IMPACT STATEMENT,
15. ARBORICULTURAL REPORT,
16. PRE-CONSTRUCTION SIGNAL RECEPTION IMPACT SURVEY,
17. TALL BUILDINGS STATEMENT,
18. GEO-ENVIRONMENTAL SITE ASSESSMENT,
19. FRAMEWORK TRAVEL PLAN,
20. PRELIMINARY ECOLOGICAL APPRAISAL,
21. HERITAGE STATEMENT (18th December 2017),
22. PHASE 1 FLOOD RISK ASSESSMENT,
23. BAT SURVEY REPORT,
24. BAT EMERGENCE REPORT,
25. A229_P_05 EXISTING WORKSHOP PLANS - GND & FIRST FLOOR,
26. A229_P_06 EXISTING WORKSHOP ROOF PLAN ,
27. A229_P_07 EXISTING WORKSHOP ELEVATIONS - NORTH & SOUTH,
28. A229_P_08 EXISTING WORKSHOP ELEVATIONS - EAST & WEST,
29. A229_P_09 EXISTING WORKSHOP SECTION - AA, BB & CC,
30. A229_P_10 EXISTING WORKSHOP SECTION - DD & EE,
31. A229_P_15B PROPOSED WORKSHOP - GND FLOOR PLAN,
32. A229_P_16A PROPOSED WORKSHOP - FIRST FLOOR PLAN,
33. A229_P_17A PROPOSED WORKSHOP - 2ND FLOOR PLAN,
34. A229_P_18A PROPOSED WORKSHOP - 3RD FLOOR PLAN,
35. A229_P_19A PROPOSED WORKSHOP - ROOF PLAN,
36. A229_P_40A PROPOSED WORKSHOP ELEVATIONS - NORTH & SOUTH ,
37. A229_P_41A PROPOSED WORKSHOP ELEVATIONS - EAST & WEST,
38. A229_P_50A PROPOSED WORKSHOP SECTION - AA, BB & CC,
39. A229_P_51A PROPOSED WORKSHOP SECTION - DD & EE,
40. A229_P_100 PROPOSED WORKSHOP SOUTH BAY DETAIL,
41. A229_P_101 PROPOSED WORKSHOP EAST BAY DETAIL ,
42. A229_P_102 PROPOSED WORKSHOP NORTH BAY DETAIL,
43. A229_P_S01 LOCATION PLAN,
44. A229_P_S02 EXISTING BLOCK PLAN,
45. A229_P_S03 EXISTING KEY PLAN,
46. A229_P_S04 EXISTING TOPO PLAN,
47. A229_P_S05 EXISTING ELEVATIONS - NORTH & SOUTH,
48. A229_P_S06 EXISTING ELEVATIONS - EAST & WEST,
49. A229_P_S15 PROPOSED ELEVATIONS - NORTH & SOUTH,
50. A229_P_S16 PROPOSED ELEVATIONS - EAST & WEST,
51. A229_P_02D PROPOSED SITE PLAN,
52. A229_C_461 SOFFITT DETAILS,
53. A229_C_462 ROOF EDGE DETAILS,
54. A229_C_463 BALCONY DETAIL,

55. A229_P_20C PROPOSED NEWBUILD GND FLOOR PLAN,
56. A229_P_21A PROPOSED NEWBUILD FIRST FLOOR PLAN,
57. A229_P_22B PROPOSED NEWBUILD 2ND FLOOR PLAN,
58. A229_P_23B PROPOSED NEWBUILD 3RD FLOOR PLAN,
59. A229_P_24B PROPOSED NEWBUILD 4TH FLOOR PLAN,
60. A229_P_25B PROPOSED NEWBUILD 5TH FLOOR PLAN,
61. A229_P_26B PROPOSED NEWBUILD 6TH FLOOR PLAN,
62. A229_P_27B PROPOSED NEWBUILD 7TH FLOOR PLAN,
63. A229_P_28B PROPOSED NEWBUILD 8TH FLOOR PLAN,
64. A229_P_29B PROPOSED NEWBUILD 9TH FLOOR PLAN,
65. A229_P_30B PROPOSED NEWBUILD 10TH FLOOR PLAN,
66. A229_P_31B PROPOSED NEWBUILD 11TH FLOOR PLAN,
67. A229_P_32 PROPOSED NEWBUILD ROOF PLAN
68. A229_P_33 PROPOSED NEWBUILD BASEMENT FLOOR PLAN,
69. A229_P_45 PROPOSED GATEWAY NORTH ELEVATION,
70. A229_P_46 PROPOSED GATEWAY EAST ELEVATION,
71. A229_P_47 PROPOSED GATEWAY SOUTH ELEVATION,
72. A229_P_48 PROPOSED GATEWAY WEST ELEVATION,
73. A229_P_55 PROPOSED GATEWAY SECTION AA,
74. A229_P_56 PROPOSED GATEWAY SECTION BB,
75. A229_P_105 PROPOSED GATEWAY BAY DETAILS,
76. A229_P_106 PROPOSED GATEWAY ENTRANCE DETAILS,
77. A229_P_110 PROPOSED GATEWAY PAVILION DETAILS,
87. SCP/14397/F02,
88. AL(05)001 EXISTING SITE LOCATION PLAN
89. AL(05)002 EXISTING SITE PLAN
90. AL(05)010 EXISTING GROUND FLOOR PLAN
91. AL(05)011 EXISTING FIRST FLOOR PLAN
92. AL(05)012 EXISTING SECOND FLOOR PLAN
93. AL(05)013 EXISTING THIRD FLOOR PLAN
94. AL(05)014 EXISTING FOURTH FLOOR PLAN
95. AL(05)015 EXISTING FIFTH FLOOR PLAN
96. AL(05)016 EXISTING SIXTH FLOOR PLAN
97. AL(05)017 EXISTING SEVENTH FLOOR PLAN
98. AL(05)018 EXISTING ROOF DECK
99. AL(05)019 EXISTING ROOF PLAN
100. AL(05)030 EXISTING ELEVATION AA
101. AL(05)031 EXISTING ELEVATION BB
102. AL(05)032 EXISTING ELEVATION CC
103. AL(05)033 EXISTING ELEVATION DD
104. AL(05)034 EXISTING ELEVATION EE
105. AL(05)035 EXISTING ELEVATION FF
106. AL(05)040 EXISTING SECTION AA
107. AL(05)041 EXISTING SECTION BB
108. AL(05)042 EXISTING SECTION CC
109. AL(05)043 EXISTING SECTION DD
110. AL(05)044 EXISTING SECTION EE
111. AL(05)045 EXISTING SECTION FF
112. AL(05)050 EXISTING MATERIAL ELEVATION AA
113. AL(05)051 EXISTING MATERIAL ELEVATION BB
114. AL(05)052 EXISTING MATERIAL ELEVATION CC
115. AL(05)053 EXISTING MATERIAL ELEVATION DD
116. AL(05)054 EXISTING MATERIAL ELEVATION AA
117. AL(05)055 EXISTING MATERIAL ELEVATION EE

118. AL(05)056 EXISTING MATERIAL ELEVATION CC
119. AL(05)057 EXISTING MATERIAL ELEVATION FF
120. AL(05)070 EXISTING DETAIL - TOASTRACK
121. AL(05)071 EXISTING DETAIL - TOASTRACK
122. AL(05)072 EXISTING DETAIL - HORSESHOE
123. AL(05)073 EXISTING DETAIL - HORSESHOE
124. AL(05)080 PROPOSED CGI - OLD HALL LANE - TR
125. AL(05)081 PROPOSED CGI - OLD HALL LANE - HS
126. AL(05)082 PROPOSED VIS - INNER COURTYARD
127. AL(05)102 PROPOSED SITE PLAN
128. AL(05)103 rev P1 PROPOSED COMBINED SITE PLAN
129. AL(05)110 rev P1 PROPOSED GROUND FLOOR PLAN
130. AL(05)111 rev P1 PROPOSED FIRST FLOOR PLAN
131. AL(05)112 rev P1 PROPOSED SECOND FLOOR PLAN
132. AL(05)113 rev P1 PROPOSED SECOND FLOOR DECK PLAN
133. AL(05)114 rev P1 PROPOSED THIRD FLOOR PLAN
134. AL(05)115 rev P1 PROPOSED THIRD FLOOR DECK PLAN
135. AL(05)116 rev P1 PROPOSED FOURTH FLOOR PLAN
136. AL(05)117 rev P1 PROPOSED FOURTH FLOOR DECK PLAN
137. AL(05)118 rev P1 PROPOSED FIFTH FLOOR PLAN
138. AL(05)120 rev P1 PROPOSED SIXTH FLOOR PLAN
139. AL(05)121 rev P1 PROPOSED SEVENTH FLOOR PLAN
140. AL(05)122 rev P1 PROPOSED ROOF DECK
141. AL(05)123 rev P1 PROPOSED ROOF PLAN
142. AL(05)124 rev P1 PROPOSED LANDSCAPE PLAN
143. AL(05)130 rev P1 PROPOSED ELEVATION AA
144. AL(05)131 rev P1 PROPOSED ELEVATION BB
145. AL(05)132 rev P1 PROPOSED ELEVATION CC
146. AL(05)133 rev P1 PROPOSED ELEVATION DD
147. AL(05)134 rev P1 PROPOSED ELEVATION EE
148. AL(05)135 rev P1 PROPOSED ELEVATION FF
149. AL(05)140 PROPOSED SECTION AA
150. AL(05)141 PROPOSED SECTION BB
151. AL(05)142 PROPOSED SECTION CC
152. AL(05)143 PROPOSED SECTION DD
153. AL(05)144 PROPOSED SECTION EE
154. AL(05)145 PROPOSED SECTION FF
155. AL(05)150 rev P1 TR - PROPOSED GROUND FLOOR PLAN
156. AL(05)151 rev P1 TR - PROPOSED FIRST FLOOR PLAN
157. AL(05)152 rev P1 TR - PROPOSED SECOND FLOOR PLAN
158. AL(05)153 rev P1 TR - PROPOSED SECOND FLOOR DECK PLAN
159. AL(05)154 rev P1 TR - PROPOSED THIRD FLOOR PLAN
160. AL(05)155 rev P1 TR - PROPOSED THIRD FLOOR DECK PLAN
161. AL(05)156 rev P1 TR - PROPOSED FOURTH FLOOR PLAN
162. AL(05)157 rev P1 TR - PROPOSED FOURTH FLOOR DECK PLAN
163. AL(05)158 rev P1 TR - PROPOSED FIFTH FLOOR PLAN
164. AL(05)159 rev P1 TR - PROPOSED SIXTH FLOOR PLAN
165. AL(05)160 rev P1 TR - PROPOSED SEVENTH FLOOR PLAN
166. AL(05)161 rev P1 TR - PROPOSED ROOF DECK PLAN
167. AL(05)162 rev P1 TR - PROPOSED ROOF PLAN
168. AL(05)163 rev P1 HS - WING - PROPOSED GROUND FLOOR PLAN
169. AL(05)164 rev P1 HS - WING - PROPOSED FIRST FLOOR PLAN

170. AL(05)165 rev P1 HS - PROPOSED FIRST FLOOR
171. AL(05)170 TYPE A3,A3-1,A4,A4-1 - HORSE SHOE
172. AL(05)171 TYPE B1,B2,B3 - 2 BED DUPLEX
173. AL(05)172 TYPE C1 & C2 - 3 BED DUPLEX
174. AL(05)173 TYPE D1, D2, D3 - 2 BED DUPLEX
175. AL(05)174 TYPE D4 - 2 BED DUPLEX
176. AL(05)175 TYPE E1 & E2 - 3 BED DUPLEX
177. AL(05)176 TYPE F1 - 1 BED UNIT
178. AL(05)177 TYPE G1 - 4 BED DUPLEX
179. AL(05)178 TYPE H1 - 4 BED - 2 FLOORS
180. AL(05)179 TYPE J1 - 3 BED - 2 FLOORS
181. AL(05)180 TYPE K1,K2,L1 - HORSE SHOE
182. AL(05)190 TYPE B1 - SECTION - 2ND FLOOR
183. AL(05)191 TYPE D1 - SECTION - 3RD FLOOR
184. AL(05)192 TYPE E1 - SECTION - 4TH FLOOR
185. AL(05)193 TYPE B2 - SECTION - 5TH FLOOR
186. AL(05)194 TYPE J1 - SECTION - 6TH & 7TH FLOOR
187. AL(05)195 TYPE H1 - SECTION - 6TH & 7TH FLOOR
188. AL(05)200 rev P1 PROPOSED MATERIAL ELEVATION AA
189. AL(05)201 rev P1 PROPOSED MATERIAL ELEVATION BB
190. AL(05)202 rev P1 PROPOSED MATERIAL ELEVATION CC
191. AL(05)203 rev P1 PROPOSED MATERIAL ELEVATION DD
192. AL(05)204 rev P1 PROPOSED MATERIAL ELEVATION AA
193. AL(05)205 rev P1 PROPOSED MATERIAL ELEVATION EE
194. AL(05)206 rev P1 PROPOSED MATERIAL ELEVATION CC
195. AL(05)207 rev P1 PROPOSED MATERIAL ELEVATION FF
196. AL(05)210 PROPOSED DETAIL - TOASTRACK
197. AL(05)211 PROPOSED DETAIL - TOASTRACK
198. AL(05)212 PROPOSED DETAIL - HORSESHOE
199. AL(05)213 PROPOSED DETAIL - HORSESHOE
200. AL(05)214 PROPOSED DETAIL - HORSESHOE
201. AL(05)215 PROPOSED DETAIL - TOASTRACK
202. AL(05)220 PROPOSED DETAILS 01
203. AL(05)221 PROPOSED DETAILS 02
204. AL(05)222 PROPOSED DETAILS 03
205. AL(05)223 PROPOSED DETAILS 04
206. AL(05)224 PROPOSED DETAILS 05
207. AL(05)225 PROPOSED DETAILS 06
208. AL(05)226 PROPOSED DETAILS 07
209. AL(05)227 PROPOSED DETAILS 08
210. AL(05)228 PROPOSED DETAILS 09
211. AL(05)229 PROPOSED DETAILS 10
212. AL(05)230 PROPOSED DETAILS 11
213. AL(05)231 PROPOSED DETAILS 12
214. AL(05)232 PROPOSED DETAILS 13
215. AL(05)233 PROPOSED DETAILS 14
216. AL(05)234 PROPOSED DETAILS 15
217. AL(05)240 PROPOSED PLAN DETAIL 01
218. AL(05)241 PROPOSED PLAN DETAIL 02
219. AL(05)242 PROPOSED PLAN DETAIL 03
220. AL(05)243 PROPOSED PLAN DETAIL 04
221. AL(05)250 PROPOSED CGI - OLD HALL LANE - TR
222. AL(05)251 PROPOSED CGI - OLD HALL LANE - HS
223. AL(05)252 PROPOSED CGI - INNER COURTYARD

224. AL(05)260 PROPOSED GROUND FLOOR PLAN - RCP
225. AL(05)261 PROPOSED FIRST FLOOR PLAN - RCP
226. AL(05)262 PROPOSED SECOND FLOOR PLAN - RCP
227. AL(05)263 PROPOSED SECOND FLOOR DECK PLAN - RCP
228. AL(05)264 PROPOSED THIRD FLOOR PLAN - RCP
229. AL(05)265 PROPOSED THIRD FLOOR DECK PLAN - RCP
230. AL(05)266 PROPOSED FOURTH FLOOR PLAN - RCP
231. AL(05)267 PROPOSED FOURTH FLOOR DECK PLAN - RCP
232. AL(05)268 PROPOSED FIFTH FLOOR PLAN - RCP
233. AL(05)269 PROPOSED SIXTH FLOOR PLAN - RCP
234. AL(05)270 PROPOSED SEVENTH FLOOR PLAN - RCP
235. AL(05)271 PROPOSED ROOF DECK - RCP
236. AL(05)310 GROUND FLOOR PLAN - DEMOLITION
237. AL(05)311 FIRST FLOOR PLAN - DEMOLITION
238. AL(05)312 SECOND FLOOR PLAN - DEMOLITION
239. AL(05)313 THIRD FLOOR PLAN - DEMOLITION
240. AL(05)314 FOURTH FLOOR PLAN - DEMOLITION
241. AL(05)315 FIFTH FLOOR PLAN - DEMOLITION
242. AL(05)316 SIXTH FLOOR PLAN - DEMOLITION
243. AL(05)317 SEVENTH FLOOR PLAN - DEMOLITION
244. AL(05)318 EIGHTH FLOOR PLAN - DEMOLITION
245. AL(05)319 ROOF PLAN - DEMOLITION
246. AL(05)320 GROUND FLOOR PLAN - DEMOLITION - GYM
247. AL(05)321 FIRST FLOOR PLAN - DEMOLITION - GYM
248. AL(05)322 SECOND FLOOR PLAN - DEMOLITION - GYM
249. AL(05)323 THIRD FLOOR PLAN - DEMOLITION - GYM
250. AL(05)330 ELEVATIONS - TOAST RACK - DEMOLITION
251. AL(05)331 ELEVATIONS - HORSE SHOE - DEMOLITION
252. AL(05)401 rev P1 PLANTING PLAN 1
253. AL(05)402 rev P1 PLANTING PLAN 2
254. AL(05)403 rev P1 PLANTING PLAN 3

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The external facing materials to be used on all external elevations shall not be installed until samples and specifications of the external facing materials have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those 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 SP1 and DM1 of the Core Strategy.

4) The retail and leisure 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. The scheme shall be implemented in full before the use commences.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to Policies DM1 in the Core Strategy Development Plan Document and saved UDP Policy DC26.

5) Before the commencement of each of Phases 1B, 1C, and 2 as identified on Phasing Plan Ref: AL(05)400, a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial/leisure premises. The approved noise insulation scheme for each phase shall be completed before the dwelling units within each respective phase are occupied.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Policies DM1 in the Core Strategy Development Plan Document and saved UDP Policy DC26.

6) 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.

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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Policy DM1 in the Core Strategy Development Plan Document and saved UDP Policy DC26.

7) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

8) Fumes, vapours and odours shall be extracted and discharged from the retail premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the Class A3 use commences; any works approved shall be implemented before the Class A3 use commences.

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.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

9) The retail premises shall not be open outside hours to be agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

10) The external areas associated within any food and drink use within the application site shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

11) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

12) Prior to the commencement of the development hereby approved or any phase thereof a Construction Environmental Management Plan must be submitted to and be approved by the City Council as local planning authority and thereafter implemented in accordance with those approved details. The Construction Environmental Management Plan must show how the main construction effects of the development are to be minimised, with include detailed mitigation measure such as:

1. details of construction and demolition waste management;
2. details of pollution prevention (including noise, vibration);
3. dust control measures;
4. details of any lighting scheme proposed during construction;
5. details of site access, working and safety zones, together with temporary fencing proposals for the site access and site perimeter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy SP1 and DM1 in the Core Strategy Development Plan Document.

13) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

14) When the development commences, the development shall be carried out in accordance with the Preliminary Risk Assessment contained within REC report Geo-Environmental Site Assessment (ref: 45967p1r1 dated December 2015) and the Contamination Risk Assessment provided within the Site Investigation Toast Rack Manchester (REC report 102301p1r0 dated October 2016) and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In accordance with the Remediation Contingency Plan - Toastrack Manchester REC report (Ref 102301p2r0 dated December 2016) and 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.

15) The development hereby approved shall only be carried out in accordance with the recommendations of the approved Crime Impact Statement and shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received a timetable for the granting of Secured by Design accreditation. The Secured by Design accreditation shall then be submitted in accordance with the approved timetable.

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.

16) The hard and soft landscaping scheme approved by the City Council as local planning authority, shown on drawing refs al(05)124-P1 and al(05)401-3, shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) 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)
(b) 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.
(c) The erection of fencing for the protection of any retained tree shall be 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, and shall be maintained 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.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

18) Prior to occupation of the residential apartments hereby approved, the off-site highway works as shown on drawing no. SCP/14397/F02 shall be implemented and thereafter maintained in accordance with the approved details.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM1 of the Core Strategy Development Plan Document.

20) No vegetation clearance or building demolition should occur between the 31st March and 31st August in any one year unless nesting birds have been shown to be absent by a suitably qualified person and this has been agreed in writing by the City Council as local planning authority.

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.

21) No part of the development hereby approved shall be occupied, other than the proposed gym and retail uses, until details of the proposed bat roost box(s), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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 Development Plan Document

22) Within one month of the practical completion of the 11 storey Gateway Building development or before the Gateway Building development is first occupied, whichever is the sooner, and at any other time during the construction of the Gateway Building 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, a study of the existing television signal within the potential impact area, as previously identified in the Pre-Construction Signal Reception Impact Survey prepared by Astbury, shall be undertaken and an assessment of the survey results obtained and submitted to the City Council as local planning authority. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey detailed in Pre-Construction Signal Reception Impact Survey and a timetable for the implementation, if required, of any remediation measures.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception, in the interests of residential amenity, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

26) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential apartments shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting

that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) Prior to the first residential use of the development hereby approved, a robust management plan for the letting of the privately rented residential accommodation shall be submitted for approval in writing to the City Council, as Local Planning Authority. The approved management plan shall be implemented from the first occupation and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) Prior to the commencement of development, a local labour agreement addressing initiatives to employ at the development (including the construction phase) people residing in the vicinity 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 works commencing on of the development and shall be kept in place thereafter, or such minor variation to that agreement as may be agreed between the occupier of the development and the Council as local planning authority.

Reason - To safeguard local employment opportunities pursuant to saved policy EW12 of the adopted UDP and policy EC2 of the 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

Informative for Condition no. 4 - 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 façade 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.

Informative for Condition no. 5 - Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
Gardens and terraces (daytime) 55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Informative for Condition no. 8 - Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. 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). 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.

Informative from UU

o A water main borders the site. As we need access for operating and maintaining it, we will not permit development in close proximity to the main. The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense. Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

o United Utilities can readily supply water for domestic purposes, but for larger quantities we will need further information before we can determine whether the local network can support your application.

o Our water mains may need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

o The applicant must undertake a complete soil survey, as and when land proposals have progressed to a scheme design i.e. development, and results submitted along with an application for water. This will aid in our design of future pipework and materials to eliminate the risk of contamination to the local water supply.

o Please note that for properties over two stories high and commercial properties we recommend the developer considers the installation of tanks and pumps.

Date: 26 March 2018

Signed: 

Julie Roscoe
Head 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 or 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 their 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.