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

Bruntwood Ltd
C/o Agent

Agent (if used)

Mr Ed Britton
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (approved plans) from planning approval reference 114283/FO/2016 to allow for amendments to the proposed landscaping, extension to plant screen area at roof top level of building, and elevational alterations

Location: Bruntwood Commercial Phase 1 , Princess Road, Manchester, M20 2UR

Date of application: 6 November 2017

Application number: 118086/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

The application has been determined in a positive and proactive manner. In this instance the application was considered acceptable and no changes were required to the proposals.

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 planning permission 114283/FO/2016 that date being 17th March 2017.

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

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

Ground Floor Plan 5485- 20-200 Rev C
First Floor Plan 5485- 20-201 Rev C
Second Floor Plan 5485- 20-202 Rev C
Plant Level 5485- 20-203 Rev C
Roof Level 5485- 20-204 Rev F
East and West Elevations 5485- 20-221 Rev F
North and South Elevations 5485- 20-243 Rev C
Building Sections 5485- 20-243 Rev C (Planning sections A-A/B-B)

Illustrative Development Long Sections PL1414-P-106 00

Hardworks plan PL1414-P-014 01
Softworks plan PL1414-P-015 01
Parking Management Concept PL1414-P-020 01
General Arrangement Landscape Proposals PL1414-P-013 01

All received by the City Council as local planning authority on the 6th November 2017

Eastern boundary between car parking and residential PL1414-P-018
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;
Environmental Statement Volume 1, 2 and Non-Technical summary

All received by the local planning authority on the 18th November 2016

PL1414-P-108 Phase 1 / Phase 2 Overlap Area as received by the local planning authority on 3rd March 2017.

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) 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.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester

4) 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.

Reason - In the interest of pedestrian and highway safety, and to ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings pursuant to policy DM1 of the Core Strategy. Details are required prior to works commencing on site as the impacts of construction works to deliver the development require mitigation.

5) 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 undertaken shall be provided to the City Council as local planning authority after vegetation clearance works have taken place on site.

Reason - In the interests of protecting wildlife that may be present on the site pursuant to policy EN9 of the Core Strategy.

6) 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.

Reason - In order to protect wildlife from works that may impact on their habitats, pursuant to policy EN9 of the Core Strategy.

7) 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.

(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.
(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).
(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.

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 SP1 and DM1 of the Core Strategy

8) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

9) 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).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City 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 DM1 and EN18 of the Unitary Development Plan for the City of Manchester.

10) 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.

Reason - The application site is located within a critical drainage area and in order to minimise localised flood risk pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

11) 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.

Reason - To ensure the creation of a safe and comfortable environment for users of the building pursuant to policy DM1.

12) Notwithstanding the approved drawings prior to the commencement of above ground construction works for the D3 building hereby approved, samples and specifications of all 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.

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 for the City of Manchester.

13) 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 Hardworks plan PL1414-P-014 01; Softworks plan PL1414-P-015 01; General Arrangement Landscape Proposals PL1414-P-013 01 received by the local planning authority on the 6th November 2017 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.

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.

14) 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.

Reason - To secure the biodiversity enhancements for the site pursuant to policy EN9 of the Core Strategy.

15) 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.

Reason - In the interests of public amenity pursuant to policy DM1 of the Core Strategy.

16) 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 be undertaken in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

17) 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.

Reason - In the interests of residential and visual amenity and ensuring adequate illumination of external areas is provided in the interests of safety and security pursuant to policy DM1 of the Core Strategy.

18) 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

19) 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.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

20) 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.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

21) The development (or phase thereof) hereby approved shall not be occupied or used until written confirmation of a secure by design accreditation has been submitted to the local authority.

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

22) 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.

Reason - To ensure that there is adequate parking for the development in order to comply with policy DM1 of the Core strategy.

23) 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.

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 for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.'

24) 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.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

25) 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.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

26) 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

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations.

27) The cycle parking facilities identified on the approved drawings shall be installed prior to the first occupation of the development and shall be retained whilst the use is in operation.

Reason - To ensure that adequate facilities are available for the parking of bicycles on site pursuant to policies T1 and DM1 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

Date: 25 January 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.