

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143316/NMC/2025

Date registered valid: 26 June 2025

Proposal: Non-material amendment to alter the triggers for discharge of conditions 2(Approve Drawings), 3a (Materials) 4a (Contaminated Land), 5 (CMP) , 6 (Demolition Contract) , 9 (SUDS), 18 (Local Labour), 39 (Programme), 42 (Retained Elements) , 43 (Details)and 44 (Noise) attached to planning permission 134953/FO/2022.

Address: 68 - 70 Oldham Street, Manchester, M4 1LF

Ward(s): Piccadilly Ward

Applicant: Mr Mike Bathurst Jadebricks Manchester Limited

Agent (if any): Lydia Connell Turley

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23rd July 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a 0.6ha site bounded by Oldham Street, Warwick Street and Spear Street. The principle façade is on Oldham Street which links Piccadilly with Ancoats and New Cross. The site is in the Stevenson Square Conservation Area and adjacent to the Smithfield Conservation Area. It comprises a collection of buildings. The Grade II listed 66 Oldham Street (Castle Hotel) and 105 Oldham Street (Chakalaka Bar) adjoin and are opposite the site respectively. Other nearby listed buildings include 4,6 and 8 Bradley Street and 69-77 Level Street. The site is in the Northern Quarter Warwick Street is part of a link between Tib St and Lever St.

There are a variety of uses nearby including: digital, media and technology-based companies; creative and cultural industries; an established residential population, offices, hotels and serviced apartments, retail units and independent bars and restaurants. Independent businesses help to distinguish the Northern Quarter from other parts of the City Centre. Some of bars / pubs in the immediate vicinity have live entertainment such as the Castle Hotel and Gulliver's opposite the site. These sit alongside established and new residential development including 73 Oldham Street, 89-95 Oldham Street, 105 Oldham Street, 107 Oldham Street, and 109 Oldham Street. In addition, apartments have recently been completed adjacent to the site at part 4/5/6/7/8 storeys at 76-82 Oldham Street. The 8 storey elements are to the rear of the site.

Consent was granted in 2023 (application ref no 134953/FO/2022) for partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10 storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3 storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.

Description of development

Consent is sought to amend the triggers for the discharge of Conditions 2, 3a (Materials) 4a (Contaminated Land), 5 (CMP) , 6 (Demolition Contract) , 9 (SUDS), 18 (Local Labour), 39 (Programme), 42 (Retained Elements) , 43 (Details)and 44 (Noise) attached to planning permission 134953/FO/2022 and to add a phasing condition in respect of the above consent.

The changes are to allow for the delivery of some early works and amendments to the conditions are necessitated by those changes.

The move to a phased deliver has resulted from the extreme difficulties associated with delivering the development in accordance with the approved timescales. the extreme difficulties associated with delivering the development in accordance with the approved timescales. It is noted that since planning permission was granted in 2023 a number of well documented and unforeseen macroeconomic challenges have resulted in some delays in bringing forward this project.

Principally these relate to extreme difficulties associated with delivering the development in accordance with the approved timescales. It is noted that since planning permission was granted in 2023 a number of well documented and unforeseen macroeconomic challenges have resulted in some delays in bringing forward this project.

Adding a phasing condition, would enable the development to be carried out under two phases: (1) “Early Works” and (2) “Main Works”. The ‘Early Works’ would comprise the following:

The Early Works would comprise the following:

- Demolition of the existing ground floor in 61 Spear Street
- Introduction of a temporary stair and platform lift for access to the basement level for the contractors.
- Excavation of the basement floor at grid ref 5/B for the new foundation.
- Installation of foundation, assumed at this moment to be piles and a pile cap with holding down bolts for the steel column.
- Install steel column from foundation to splice level at soffit of existing first floor.
- Façade Works comprising making the façade safe and enhancing the appearance prior to the Main Phase Works commencing.

Consultations & Notification Responses

None

Issues

Principle of the amendments

The changes are to allow for the delivery of some early works through an additional phasing condition and amendments to the conditions are necessitated by the extreme difficulties associated with delivering the development in accordance with the approved timescales.

It is noted that since planning permission was granted in 2023 a number of well documented and unforeseen macroeconomic challenges have resulted in some delays in bringing forward this project within the approved timescales.

The proposed amendments have been discussed with officers and appropriate amendments made prior to submission. Following those discussions, as part of the Early Phase works there would be significant temporary improvement works to the currently dilapidated facades on Oldham Street to improve their appearance within the street scheme and reduce the current adverse impact that this has on the character of the conservation area, pending delivery of the Main Works.

The wording of the phasing condition is such that it would not allow for an open ended timescale for full commencement on site of the approved development and ensure that the redevelopment is delivered within a reasonable timescale given the above constraints.

The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development. The changes are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

2) Reason 2: The changes are to allow for the delivery of some early works through an additional phasing condition and amendments to the conditions are necessitated by the extreme difficulties associated with delivering the development in accordance with the approved timescales. It is noted that since planning permission was granted in 2023 a number of well documented and unforeseen macroeconomic challenges have resulted delays in bringing forward this project. The wording of the phasing condition is such that it would not allow for an

open ended timescale for full commencement on site of the approved development and ensure that the redevelopment is delivered within a reasonable timescale given the above constraints.

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

(a) Dwgs 10338-SHP-A-B5D8-G100-XP-XX-001 P01 Existing Site Location Plan, 10338-SHP-A-B5D8-G100-XP-XX-002 P01 Existing Red Line Boundary

(b) Oldham Street Programme of Works 26-06-25, Dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works)

(c) Dwgs 10338-SHP-A-B5D8-G200-XP-B1-001 P01 Existing Plan - Level B1 - Basement, 10338-SHP-A-B5D8-G200-XP-00-001 P01 Existing Plan - Level 00 - Ground Floor, 10338-SHP-A-B5D8-G200-XP-01-001 P01 Existing Plan - Level 01, 10338-SHP-A-B5D8-G200-XP-02-001 P01 Existing Plan - Level 02 10338-SHP-A-B5D8-G200-XP-03-001 P01 Existing Plan - Level 03, 10338-SHP-A-B5D8-G200-XP-RF-001 P01 Existing Plan - Level RF - Roof, 10338-SHP-A-B5D8-G200-XE-NE-001 P01 Existing Elevation - North East - Warwick Street, 10338-SHP-A-B5D8-G200-XE-NW-001 P01 Existing Elevation - North West - Oldham Street, 10338-SHP-A-B5D8-G200-XE-SE-001 P01 Existing Elevation - South East - Spear Street and 10338-SHP-A-B5D8-G200-XE-SW-001 P01 Existing Elevation - South West - Back Spear Street

(d) Dwgs 10338-SHP-A-B5D8-G200-PL-B1-001 P01 General Arrangements Plan - Level B1 - Basement, 10338-SHP-A-B5D8-G200-PL-00-001 P03 General Arrangements Plan - Level 00 - Ground Floor, 10338-SHP-A-B5D8-G200-PL-01-001 P01 General Arrangements Plan - Level 01-02, 10338-SHP-A-B5D8-G200-PL-03-001 P01 General Arrangements Plan - Level 03, 10338-SHP-A-B5D8-G200-PL-04-001 P02 General Arrangements Plan - Level 04-05, 10338-SHP-A-B5D8-G200-PL-06-001 P02 General Arrangements Plan - Level 06 and 10338-SHP-A-B5D8-G200-PL-07-001 P02 General Arrangements Plan - Level 07-09;

(e) Dwgs 10338-SHP-A-B5D8-G200-EL-NE-001 P02 General Arrangements Elevation - North East - Warwick Street, 10338-SHP-A-B5D8-G200-EL-NW-001 P05 General Arrangements Elevation - North West - Oldham Street, 10338-SHP-A-B5D8-G200-EL-NW-002 P03 General Arrangements Elevation - North West - Back Spear Street, 10338-SHP-A-B5D8-G200-EL-SE-001 P04 General Arrangements Elevation - South East - Spear Street, 10338-SHP-A-B5D8-G200-EL-SW-001 P04 General Arrangements Elevation - South West - Back Spear Street, 10338-SHP-A-B5D8-G200-SE-AA-001 P01 General Arrangements - Section AA and 10338-SHP-A-B5D8-G200-SE-BB-001 P01 General Arrangements - Section BB,

(f) Dwgs 10338-SHP-A-B5D8-G200-PL-RF-001 P02 General Arrangements Plan - Parapet Level, 10338-SHP-A-B5D8-G200-PL-RF-002 P02 General Arrangements Plan - Roof Level, 10338-SHP-A-B5D8-G251-DE-XX-001 P03 External Wall Façade Detail - Lower Level Brickwork, 10338-SHP-A-B5D8-G251-DE-XX-002 P03 External Wall Façade Detail - Level 02 Brickwork, 10338-SHP-A-B5D8-G251-DE-XX-003 P03 External Wall Façade Detail - Level 05 Brickwork, 10338-SHP-A-B5D8-G251-DE-XX-004 P03 External Wall Façade Detail - Upper Level Zinc Shingles, 10338-SHP-A-B5D8-G251-DE-XX-005 P04 External Wall Façade Detail - Upper Level Red Brickwork, 10338-SHP-A-B5D8-G251-DE-XX-006 P04 External Wall Façade Detail - Lower Level Brickwork - Oldham Street, 10338-SHP-A-B5D8-G251-DE-XX-007 P01 External Wall Façade Detail - Lower Level Brickwork - Oldham Street, 10338-SHP-A-B5D8-G400-EL-SW-001 P01 External Signage Elevation - South West - Back Spear Street, 10338-SHP-A-B5D8-JC20-PL-TY-001 P01 Demolition Plan - Level TY -Typical Level, 10338-SHP-A-

B5D8-JC20-EL-NE-001 P01 Demolition Elevation - North East - Warwick Street and 10338-SHP-A-B5D8-JC20-EL-SE-001 P01 Demolition Elevation - South East - Spear Street;

(g) Crime Impact Statement Version A 15-09-22 stamped as received on 14-09-22 as amended by Turley's e-mail dated 08-11-22;

(h) Accommodation Schedule in section 4.1 of Simpson Haugh's Design and Access Statement Sept 2022 Ref 10338-SHP-RP-B5D8-DAS01 stamped as received on 14-09-22;

(i) Section 5.0 of Simpson Haugh's Design and Access Statement Sept 2022 Ref 10338-SHP-RP-B5D8-DAS01 stamped as received on 14-09-22;

(j) Turley's e-mail response to consultations 19-10-22 in relation to TRO's and S278 works.

(k) Inclusions of measures and targets set out in the Oldham Street Hotel Manchester Energy and Sustainability Statement, Version: V2 09/09/2022 by Calwell bpp.energy stamped as received on 14-09-22

(l) Inclusion of measures and targets within Caldwell bpp.energy Embodied Carbon Statement Version: V1.0: 24/11/2022;

(m) Air Quality Assessment Oldham Street, Manchester Client: Jadebricks Manchester Limited Reference: 5898r1 Dated: 9th August 2022 stamped as received on 14-09-22

(n) Oldham street hotel, Manchester, Flood Risk Assessment, 1812-OSH-DP2-A180-RP-XX-9041 Rev P02 and Drainage strategy 1812-OS-DP2-A180-RP-XX-9040 by (dp)2 stamped as received on 14 -09-22;

(o) Television and Radio Reception Impact Assessment 68 - 70 Oldham Street and 61 Spear Street, Manchester by GTech stamped as received on 14-09-22;

(p) DESKTOP WIND MICROCLIMATE STUDY 68-70 Oldham Street, Manchester by GVA stamped as received on 14-09-22;

(q) GTech Surveys Limited Broadband Connectivity Assessment 68 - 70 Oldham Street and 61 Spear Street, Manchester stamped as received on 14-09-22;

(r) Oldham Street, Manchester Preliminary Ecological Appraisal Interim Report by rps dated 15-08-22 and Bat Survey also by rps dated 06-11-22 both stamped as received on 14-09-22;

(s) 68 - 70 Oldham Street; 61 Spear Street, Manchester, Ventilation Strategy Statement stamped as received on 14-09-22;

(t) Phase 1 Desk Study by Solmek, 1 August 2022, S220723, 68-70 Oldham Street & 61 Spear Street, Manchester stamped as received on 14-09-22;

(u) Oldham Street, Manchester Transport Statement Curtins Ref: 79424-CUR-00-XX-RP-TP-001 Revision: V04 : 08 September 2022 stamped as received on 14-09-22;

(v) Oldham Street, Manchester, Interim Travel Plan Curtins Ref: 79424-CUR-00-XX-RP-TP-002 Revision: V04, : 08 September 2022 stamped as received on 14-09-22;

(w) Waste Management and Servicing Strategy Curtins Ref: 79424-CUR-00-XX-RP-TP-003 Revision: V05: 08 September 2022 stamped as received on 14-09-22;

(x) Desktop Wind Microclimate Study, 68-70 Manchester stamped as received on 14-09-22; and

(y) 68-70 Oldham Street, 61 Spear Street, Manchester Noise Impact Assessment dated 01-09-09 stamped as received on 14-09-22 and Project Technical Memorandum by Hann Tucker Associates dated 19-12-22.

(z) Archaeological Desk-Based Assessment Oldham Street and Spear Street, Manchester by Salford Archaeology stamped as received on 14-09-22

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development other than demolition and the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- *hand sized samples and specifications of all materials to be used on all external elevations;
- *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
- *a programme for the production of the full sized sample panels and strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Prior to above ground development with the exception of the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Plan shall include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Caldwell bpp.energy Embodied Carbon Statement Version: V1.0: 24/11/2022;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- *hand sized samples and specifications of all materials to be used on all external elevations;
- *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
- *a programme for the production of the full sized sample panels and strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Caldwell bpp.energy Embodied Carbon Statement Version: V1.0: 24/11/2022;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) a) Notwithstanding the Phase 1 Desk Study by Solmek, 1 August 2022, S220723, 68-70 Oldham Street & 61 Spear Street, Manchester stamped as received on 14-09-22 prior to the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) should be submitted for approval in writing by the City Council, as Local Planning Authority specific to the Early Works:

- Updated final risk assessment/ ground investigation; and
- Remediation Strategy.

b) Notwithstanding the Phase 1 Desk Study by Solmek, 1 August 2022, S220723, 68-70 Oldham Street & 61 Spear Street, Manchester stamped as received on 14-09-22, prior to the commencement of the Main Works other than demolition, the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:

- o Updated final risk assessment/ ground investigation; and
- o Remediation Strategy.

c) 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 other than demolition shall not commence in the identified areas 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.

d) When the development other than demolition 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 prior to the first occupation of the scheme.

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.

5) Prior to the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) commencing a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority.

Prior to the Main Phase Works, a detailed construction management plan outlining working practices during the remainder of the development shall be submitted for approval in writing by the local planning authority, which should include;

- o Display of an emergency contact number;
- o Arrangements that no noisy work shall commence before 08:30
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The demolition hereby permitted with the exception of the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

9) Notwithstanding the details as set out within condition 2 no development with the exception of the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) shall take place until details of the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;

- *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

- * 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 with allowance for climate change in any part of a building;

- * Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

- * Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

- *Hydraulic calculation of the proposed drainage system; and

* Construction details of flow control and SuDS elements

The approved details shall be implemented as part of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

18) a) Prior to the works other than other than in the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) commencing details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

39) Notwithstanding the documents detailed in condition 2, prior to the commencement of development with the exception of the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) a programme for submission of final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

(a) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries;

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the site to include bat boxes and bird boxes;

(c) Details of the blue roof at level 6 facing Oldham Street and green/blue roof at level 7 on the extended warehouse; and

(d) Details of wind mitigation measures on the 6th floor roof terrace.

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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 R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

42) (a) Notwithstanding the details as set out in condition 2 above the Initial Works as set out within the Oldham Street Programme of Works 26-06-25 and Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) dwgs shall not commence unless and until final details of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

(i) Based on a full heritage and conditions survey / report detailing the existing condition of the facade, a schedule of remedial, repair and stabilisation works to the Oldham Street façade informed by the survey / report including (but not limited to) removal of the netting; reglazing and repair of windows, render repair, redecoration of facade above ground level; graffiti removal and redecoration of ground floor frontage; and

(ii) A programme for implementing the works agree in (a) to be undertaken in tandem with the Early Works.

(b) Notwithstanding the details as set out in condition 2 above the Main Phase Works shall not commence unless and until final details (including where appropriate specification and method statement for the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

(i) Details of how windows would be repaired and reinstated;

(ii) Details of the proposed method of external cleaning;

(iii) Interface details between new and retained elements.

(iv) Specification and methodology for paint removal, pointing and any replacement brickwork;

(v) Removal of the non original concrete finish reinstatement of former entrances on Spear Street; and

(vi) Full final decoration / finishes to all retained external facades.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

43) Notwithstanding the details as set out in condition 2 above and no development with the exception of Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV

P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION
OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Interface details between new and retained elements.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

44) (a) Notwithstanding the details submitted (particularly the "68-70 Oldham Street, 61 Spear Street, Manchester Noise Impact Assessment" dated 01-09-09, stamped as received by the Council on 14-09-22, and the "Project Technical Memorandum" by Hann Tucker Associates, dated 19-12-22), before the development commences, other than demolition with the exception of the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works), a final scheme for acoustically insulating the development hereby permitted against any actual or potential sources of noise from:

*any commercial/industrial premises in the vicinity of the development (including in particular entertainment noise from the lawful operation of The Castle Hotel and Gulliver's)

* the local traffic network;

* any mechanical ventilation system installed as part of the development; and

*noise transfer from the bar area to rooms;

shall be submitted to the City Council as local planning authority in writing for its written approval ("the final scheme"). The final scheme shall:

(i) be informed by and follow the general principles contained in the "68-70 Oldham Street, 61 Spear Street, Manchester Noise Impact Assessment" dated 01-09-09, stamped as received by the Council on 14-09-22, and the "Project Technical Memorandum" by Hann Tucker Associates dated 19-12-22, and mitigation may therefore comprise:

Independent wall linings to structurally connected adjacencies.

Raised acoustic flooring and "box-in-box" construction to the worst affected Level 01-02 adjacencies.

Raised acoustic floor finish or appropriate structural isolation to rooms within new structure.

(ii) be informed by noise survey data (which shall be submitted to the Council with the final scheme), which shall include measurements taken during a rush-hour period and night time, as

well as during entertainment events hosted in the Castle Hotel, in order to determine the appropriate sound insulation measures necessary.

(iii) Demonstrate how the acoustic insulation proposed in the final scheme will achieve the following noise criteria in all aparthotel units hereby permitted:

1. Bedrooms/rooms for overnight accommodation (night time - 23.00 - 07.00): 30 dB LAeq,8hour and individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times.

2. Living rooms (daytime - 07.00 - 23.00) 35 dB LAeq,16hour

3. 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 bedrooms/rooms for overnight accommodation) 47dB and 41dB (Leq,5min), respectively. The limit for the other frequencies should be based on achieving (in bedrooms/rooms for overnight accommodation) NR15 Leq,5min (both daytime and night-time).

(iv) include details of a method for inspection and/or monitoring by the Council of the installation of the proposed acoustic insulation, to ensure it is installed in accordance with the approved final scheme.

(v) include details of the sound testing and any other steps which will be taken to ascertain whether the acoustic insulation installed/implemented in accordance with the final scheme have achieved compliance with the criteria set out in this part (a) of this condition, and which will form part of the verification report referred to below. It is expected that 10% of the rooms between Levels 1-5 will be tested post completion to demonstrate that the above criteria will be met. This would include select bedrooms with structural adjacencies, and other bedrooms at different heights and on different facades up to Level 5.

The development shall thereafter proceed in accordance with the approved final scheme and shall be completed before any of the aparthotel accommodation units hereby permitted are occupied.

(b) Prior to first occupation of the aparthotel accommodation units, a verification report shall be submitted to the Council as local planning authority for approval. The verification report must demonstrate:

(i) that the final scheme has been installed/implemented fully in accordance with the details approved under part (a) above

(ii) that the installed acoustic insulation has been tested in accordance with the details approved under part (a) above

(iii) that the testing demonstrates that the installed acoustic insulation achieves the compliance with the noise criteria set out in part (a) above

(iv) if the verification report does not demonstrate that the noise criteria specified above can be met, the report shall include details of the further works or measures to be taken ("the remedial works") to achieve compliance with the noise criteria specified above, together with a timetable for their carrying out. The remedial works shall be carried out in accordance with the approved timetable and the requirements of this part (b) of this condition shall apply to the remedial works and any subsequent requirement for further remedial works. Any aparthotel accommodation

units in which it has not been demonstrated that the noise criteria specified above can be met shall not be occupied until a verification report demonstrates that the noise criteria can be met.

(c) The acoustic insulation and any other measures forming part of the final scheme or schemes and any verification report remedial measures shall be retained in situ for as long as the use hereby permitted continues.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance from traffic or other noise sources, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

45) Notwithstanding the details within condition 2 no development other than in the Early Works Phase (as detailed in dwgs 10338-SHP-Z1-A-JC20-XE-NW-101 REV P01 NORTH WEST EXISTING DEMOLITION / ALTERATIONS / RETENTION ELEVATION OLDHAM STREET, 10338-SHP-A-B5D8-G200-PL-00002 P01 Demolition Plan Ground Floor - Initial Works; 10338-SHP-AB5D8-G200-PL-B1-002 GA P01 Basement - Initial Works and 10338-SHPA-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works) shall be carried out pursuant to this permission if the contract for the demolition, construction and completion of the building hereby permitted has not been let by 6th August 2028 (and evidence provided to the reasonable satisfaction of the LPA) any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

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 and to ensure that the development is fully implemented within a defined timescale which allows for the particular site constraints associated with this site.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Stevenson Square Conservation Area 1987

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL