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

FG Vivere Manchester Ltd
14 Wood Street
Bolton
BL1 1DY

Agent (if used)

Harry Russell
Lichfields
Ship Canal House
98 King Street
Manchester
M2 4WU

Part 1 – Particulars of the application/development

Proposal: Variation of planning conditions 2, 3, 5, 6, 7, 8, 9, 12, 14, 16, 17, 18, 19, 23, 24, 25, 26, 33, 35, 36, 53 and 54 attached to planning permission 139133/FO/2024 (as amended by 142148/NMC/2025) elevational alterations and internal reconfiguration to accommodate an additional internal staircase, increase in the number of apartments by 13 (total 237), alterations to cycle and plant rooms, creation of condenser compound within car park and increase in generator compound and alterations to landscaping scheme

Location: Land At Cornbrook Road, Manchester,

Date of application: 17 April 2025

Application number: 142744/JO/2025

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 based on seeking solutions to problems arising in relation to dealing with the planning application to achieve an acceptable impact on visual amenity.

Condition(s) attached to this decision

1) The development must be begun not later than 26 September 2027.

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:

Drawings

8353-LRW-ZZ-ZZ-DR-A-00-173_P04
8353-LRW-ZZ-ZZ-DR-A-00-100 P11 Proposed Site Plan
8353-LRW-ZZ-ZZ-DR-A-00-196_P06 Proposed Site Plan (Colour)
8353-LRW-ZZ-00-DR-A-00-669 P02
8353-LRW-ZZ-01-DR-A-00-670 P02
8353-LRW-ZZ-02-DR-A-00-671 P02
8353-LRW-ZZ-ZZ-DR-A-00-672 P02
8353-LRW-ZZ-ZZ-DR-A-00-673 P02
8353-LRW-ZZ-ZZ-DR-A-00-674 P02
8353-LRW-ZZ-24-DR-A-00-675 P02
8353-LRW-ZZ-25-DR-A-00-676 P02
8353-LRW-ZZ-26-DR-A-00-677 P02
8353-LRW-ZZ-00-DR-A-00-678 P02
8353-LRW-ZZ01-DR-A-00-679 P02
8353-LRWZZ-02-DR-A-00-680 P02
8353-LRW-ZZ-ZZ-DR-A-00-681 P02
8353-LRW-ZZ-ZZ-DR-A-00-682 P02
8353-LRW-ZZ-ZZ-DR-A-00-683 P02
8353-LRW-ZZ-24-DR-A-00-684 P02
8353-LRW-ZZ-25-DR-A-00-685 P02
8353-LRW-ZZ-RF-DR-A-00-686 P02
8353-LRW-ZZ-ZZ-DR-A-00-200 P13
8353-LRW-ZZ-ZZ-DR-A-00-201 P14
8353-LRW-ZZ-ZZ-DRA-00-202 P09
8353-LRW-ZZ-ZZ-DR-A-00-203 P12
8353-LRW-ZZ-ZZ-DR-A-00-204 P12
8353-LRW-ZZ-ZZ-DR-A-00-205 P13
8353-LRW-ZZ-ZZ-DR-A-00-206 P09
8353-LRW-ZZ-ZZ-DR-A-00-207 P10
8353-LRW-ZZ-ZZ-DR-A-00-212 P02
8353-LRW-ZZ-ZZ-DR-A-00-213 P02
8353-LRW-ZZ-ZZ-DR-A-00-214 P01
8353-LRW-ZZ-ZZ-DR-A-00-300 P07
8353-LRW-ZZ-ZZ-DR-A-00-301 P06
1169-WRI-XX-XX-DR-L-0002 P09
8353-LRWZZ-ZZ-DR-A-00-015 P08
8353-LRW-ZZ-ZZ-DR-A-00-016 P08
8353-LRW-ZZ-ZZ-VS-A-00-021 P03
8353-LRW-ZZ-ZZ-VS-A-00-023 P03
8353-LRW-ZZ-ZZ-VS-A-00-027 P03
8353-LRWZZ-ZZ-VS-A-00-029 P02
8353- LRW-ZZ-ZZ-VS-A-00-030 P02
8353-LRW-ZZ-ZZ-VS-A00-031 P02
8353-LRW-ZZZZ-VS-A-00-032 P02

Supporting information

Planning, Heritage, Tall Building and Statement of Community Involvement prepared by Lichfields; Design and Access Statement prepared by Leach Rhodes Walker (ref. 8353-

LRW-XX-XX-PP-A-00-011 Rev. P03); Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2); Transport Assessment prepared by SK Transport (ref. 231218/SK22387/TS01(-03)); Phase I Geoenvironmental Site Assessment prepared by Renaissance (ref. CBR-REN-00-XX-RNP[1]C-00003 Rev. P04); Flood Risk Assessment prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C-00001 Rev. P04); Drainage Scheme prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C-00002 Rev. P03); Archaeological Assessment prepared by Oxford Archaeology (ref. L11531 Rev. V4); Air Quality Assessment prepared by Redmore (ref. 7356r2); Crime Impact Statement prepared by GMP (ref. 2023/0618/CIS/01); Wind and Microclimate Assessment prepared by GIA; Daylight and Sunlight Assessment prepared by GIA (ref. 2473-240126-EP-DLSL); Preliminary Ecological Assessment prepared by Urban Green (ref. UG2342-PEA); Biodiversity Net Gain Assessment prepared by Urban Green (ref. UG2342-BNG); Biodiversity Net Gain Metric prepared by Urban Green; Blue and Green Infrastructure Statement prepared by Wrights; Environmental Standards Statement prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-002Rev. P03); Viability Assessment prepared by Tim Claxton; Lighting Strategy prepared by Futureserv (ref. P7583-FS-XX-XX-RP-E-001 Rev. P3); Ventilation and Extraction Strategy prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-003 Rev. P3); Management Strategy prepared by Artal; Construction Environmental Management Plan prepared by Domis; Broadband Connectivity Assessment prepared by Futureserv (ref. P7583-FS-XX-XX-RP-E-002 Rev. P03); TV Reception Survey prepared by Pagerpower (ref. 13033A); Local Labour Agreement prepared by Domis and Landscape Concept Design prepared by Wrights received by the City Council, as Local Planning Authority, on the 30 January 2024

Daylight and Sunlight update received by the City Council, as Local Planning Authority, on the 20 May 2024

Waste proforma received by the City Council, as Local Planning Authority, on the 29 April 2024

Highways response note received by the City Council, as Local Planning Authority, on the 21 May 2024

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 development shall be carried out in accordance with the Piling and Penetrative Works Risk Assessment (ref. NS/C5540/13935) received by the City Council as local planning authority on the 6 March 2025.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, pilling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

4) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

5) Notwithstanding the Flood Risk Assessment prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C-00001 Rev. P04); Drainage Scheme prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C-00002 Rev. P03); received by the City Council, as Local Planning Authority, on the 30 January 2024, (a) prior to the commencement of development (with the exception of site clearance, enabling works and site remediation) a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

o Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
o Where surface water is connected to the surface water sewer in Dinton Street, identification of the asset owner and evidence of agreement in principle from the asset owner or United Utilities is required. An email of acceptance of proposed flows and/or new connection will suffice. This must include evidence of consultation with United Utilities to determine if the asset is an adopted public sewer.
o Where surface water is connected to the public combined sewer, the strategy shall be designed in accordance with the agreement in principle from United Utilities.
o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
o Details of surface water attenuation which achieves a runoff rate no greater than 5 l/s, supported by evidence of agreement in principle from the relevant authority/service provider.
o A finalised drainage layout showing all components, outfalls, levels and connectivity.
o Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
o Where a public sewer diversion/abandonment is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.
o A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
o A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
o Construction details of flow control and SuDS elements.
o A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) a) The development shall be carried out in accordance with the Phase II Geo Environmental Assessment Report (ref. AH/C5540/13714 Rev A), Remedial Strategy (ref. AH/C5540/13847) and the Risk Assessment for Water Pipes prepared by Brownfield Solutions, all received by the City Council as local planning authority on 6 March 2025.

b) Prior to the first occupation of the development, a Completion/Verification Report to show compliance with the details in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the approved 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.

7) Notwithstanding the Construction Environmental Management Plan prepared by Domis received by the City Council, as Local Planning Authority, on the 30 January 2024, the development shall not commence until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Consultation with local residents/local businesses;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- 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 Environmental Management Plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) Prior to any above ground works commencing, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples

(including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part 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.

9) a) Prior to any above ground works commencing, details of a Local Benefit Proposal demonstrating a 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; and
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 associated with the development 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).

10) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include the following:

- Verification report providing photographic evidence of construction; and
- 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.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

11) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-002 Rev. P03) received by the City Council, as Local Planning Authority, on the 30 January 2024. A post construction review certificate/statement for the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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

12) Notwithstanding drawing 1169-WRI-XX-XX-DR-L-0002 P09 received by the City Council, as Local Planning Authority, on the 17 April 2025, (a) prior to any above ground works commencing, details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development. 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.

13) (a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) (a) Notwithstanding the Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2); received by the City Council, as Local Planning Authority, on the 30 January 2024, prior to any above ground works, a scheme of acoustic insulation for the commercial units, meeting spaces and gym as shown on drawings 8353-LRW-ZZ-00-DR-A-00-678 P02 and 8353-LRW-ZZ-01-DR-A-00-679 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Prior to the first use of each of the commercial, meeting spaces and gym units, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) (a) The acoustic insulation of the residential accommodation shall be carried out in accordance with the Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2); received by the City Council, as Local Planning Authority, on the 30 January 2024.

(b) Prior to the first occupation of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 andDM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

16) The residential and apart hotel element of the development shall be carried out in accordance with the waste management proforma received by the City Council, as Local Planning Authority, on the 29 April 2024 together with drawing 8353-LRW-ZZ-00-DR-A-00-678 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025.

The approved scheme shall be implemented prior to the first use of the residential and apart hotel elements and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

17) Prior to the first use of the commercial uses, meeting spaces and gym as indicated on drawings 8353-LRW-ZZ-00-DR-A-00-678 P02 and 8353-LRW-ZZ-01-DR-A-00-679 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, details of a waste management strategy for the storage and disposal of refuse for the commercial uses of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the commercial uses and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the commercial, health centre and school elements of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

18) Prior to the first use of each of the commercial units, as indicated on drawings 8353-LRW-ZZ-00-DR-A-00-678 P02 and 8353-LRW-ZZ-01-DR-A-00-679 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

19) Prior to the first use of each of the commercial units as indicated drawings 8353-LRW-ZZ-00-DR-A-00-678 P02 and 8353-LRW-ZZ-01-DR-A-00-679 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, should any roller shutters be required, details of any proposed roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

20) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of the development, full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

21) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as Local Planning Authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as Local Planning Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

22) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00
Saturday Sundays and Bank Holidays confined to 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

23) The commercial units hereby approved, as indicated on drawings 8353-LRW-ZZ-00-DR-A-00-678 P02 and 8353-LRW-ZZ-01-DR-A-00-679 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, shall not be open outside the following hours:-

Monday to Saturday 08:00 to 23:30
Sundays (and Bank Holidays): 10:00 to 22:00

There shall be no amplified sound or any amplified music at any time within the unit.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

24) Prior to the first use of the external landscaped areas around the development as indicated on drawing 1169-WRI-XX-XX-DR-L-0002 P09 received by the City Council, as Local Planning Authority, on the 17 April 2025, an operational management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;

b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;

c. Details of the proposed furniture, including any barriers;

d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night (including no use of amplified music); and

e. days and hours of operation.

The approved plan shall be implemented upon first use of the development and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the buildings.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

25) The commercial units, as shown on drawings 8353-LRW-ZZ-00-DR-A-00-678 P02 and 8353-LRW-ZZ-01-DR-A-00-679 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

26) The commercial units, as indicated drawing drawings 8353-LRW-ZZ-00-DR-A-00-678 P02 and 8353-LRW-ZZ-01-DR-A-00-679 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, can be occupied as Use Class E (excluding convenience retail) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). 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) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the element of the scheme which relates to apart hotel shall only be used as an apart hotel (Use Class C1) and for no other purposes.

There shall be no live music or live entertainment in the apart hotel at any time with background music only.

Reason - To ensure that the arena is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

30) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 30 January 2024. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of the development, the Council as Local Planning Authority must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation.

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.

31) The residential element of the development hereby approved shall be carried out in accordance with the Framework Travel Plan received by the City Council, as Local Planning Authority, on the 30 January 2024.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time;
iii) mechanisms for the implementation of the measures to reduce dependency on the private car;

iv) measures for the delivery of specified Travel Plan services; and
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first occupation of the residential element of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) The apart hotel element of the development hereby approved shall be carried out in accordance with the Framework Travel Plan received by the City Council, as Local Planning Authority, on the 30 January 2024.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those visiting the hotel at the development;
ii) a commitment to surveying the travel patterns of guests/staff during the first three months of the first use of the building and thereafter from time to time;
iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
iv) measures for the delivery of specified Travel Plan services; and
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the apart hotel element of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for hotel guests and staff, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

33) (a) Prior to the first occupation of the residential and apart hotel elements, the cycle store shall be implemented in accordance with drawing 8353-LRW-ZZ-00-DR-A-00-679 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025 and thereafter retained and maintained in situ.

(b) The number of cycle spaces shall be reviewed for a period of five years beginning with the date of this permission, as part of the travel plan requirements of conditions 31 and 32 of this planning permission. The surveys shall be undertaken within 7 days of the end of years 1, 3 and 5 beginning with the date of this permission. The results of the survey provided to the Local Planning Authority within 3 months thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

34) Prior the first use of the apart hotel and residential element of the development, a car park management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. The plan shall detail how allocation of spaces would be undertaken together with access management arrangements. The approved plan shall be implemented and be in place upon the first occupation of the residential and apart hotel elements of the development and thereafter retained for as long as the development remains in use.

Reason - To ensure adequate car park management arrangements are put in place pursuant to policy DM1 of the Manchester Core Strategy (2012).

35) The development hereby approved shall be carried out in accordance with car parking layout as shown on drawing 8353-LRW-ZZ-00-DR-A-00-678 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025. This shall include the provision of 2 accessible bays for the apart hotel and 2 accessible bays for the residential element. The car parking layout shall be surfaced, demarcated and laid out prior to the first use of the development and thereafter retained and maintained in situ.

Reason - to ensure adequate car parking (including accessible car parking) for the development pursuant to policies T2 and DM1 of the Manchester Core Strategy (2012).

36) Prior to any above ground works, details and specification of electric vehicle charging points to the 13 car parking spaces as indicated on drawing 8353-LRW-ZZ-00-DR-A-00-678 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025 hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved detail shall be implemented and made available prior to the first occupation of the residential and apart hotel uses hereby approved. The electric vehicle charging points shall be retained and maintained for as long as the development remains in use.

Reason - In the interest of air quality pursuant to policy EN17 of the Manchester Core Strategy (2012).

37) Prior to the first use of the development hereby approved, details of the provision of a car club bay on nearby surrounding roads shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development prior to the first occupation of the residential and apart hotel elements of this development and thereafter retained.

Reason - In the interest of supporting alternative forms of transport at the site pursuant to policy DM1 of the Manchester Core Strategy (2012).

38) Prior to the first occupation of the residential and apart hotel element of the development, a scheme of the following highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority:.

This shall include the following:

o Construction of a new priority car-park access from Dinton Street;

o Footway resurfacing along the site-side of Dinton Street, Cornbrook Road and Bridgewater Way/Chester Road;
o repositioning of the Bee Network Cycle Hire facility;
o Redundant site access points are reinstated with full footway provision;
o Double-yellow 'No Waiting' kerbside restrictions along Cornbrook Road (between Dinton Street and the signal-controlled junction);
o 'No Waiting' TROs will be required to cover both Dinton Street and Cornbrook Road to protect the visibility splay extents together with TROs on the opposite side of Cornbrook Road carriageway in order to reduce the likelihood of westbound vehicles crossing the centreline due to on-street parking and a TRO to prevent existing pavement parking issues at the Bridgewater Way/Cornbrook Road junction; and
o Provision of a new loading/drop-off bay at Cornbrook Road.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

39) Notwithstanding the TV Reception Survey, received by the City Council, as Local Planning Authority, on the 30 January 2024, within one month of the practical completion of the development, and at any other time during the construction of the development 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 to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before the development is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

40) Prior to the first occupation of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

41) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the

building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

42) Notwithstanding the details shown on the approved drawings, prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any signage for the commercial units shall be situated behind the glass, no more than one projecting sign per commercial unit which shall be no more than 30mm in thickness. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for that building and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

43) All windows at ground level with the exception of any WC and, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - In the interest of ensuring an active frontage to the street scene pursuant to policy DM1 of the Manchester Core Startegy (2012).

44) The development hereby approved shall include for full disabled access to be provided to the main entrances and to the floors above and all new dwellings shall be constructed to a minimum of M (4) 2 standard.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

45) No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

46) Prior to the first occupation of the development, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections) shall be submitted to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the building and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

47) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of any external air source heat pumps to the apartments hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. The air source heat pumps must also comply with the noise criteria

as specified in condition 13 The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

48) Notwithstanding the details shown on the approved drawings and prior to any above ground works, final details of the siting, scale and appearance of the following wind mitigation measures shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a. The 7 porous wind mitigation screens; and

b. The porous entrance canopy.

The approved details shall be implemented upon first use of the residential and apart hotel element of the scheme and thereafter retained and maintained in situ.

Reason - In the interest of securing appropriate wind mitigation at the site pursuant to policy DM1 of the Manchester Core Strategy (2012).

49) Prior to the first use, a Food/Parcel, Delivery and Servicing Management (including taxi pick up and drop off, parcel deliveries and food drop off) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

o Designated delivery drop-off points: This could be a specific lobby area or a central location easily accessible to delivery drivers;.
o Provision of clear signage in common areas to guide delivery drivers to the drop-off point;.
o Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries. This would also be applicable for aparthotel guests who may also order food deliveries;
o Establish specific delivery hours for residents of the development where possible;.
o Periodically review how the drop-off process is working and encourage resident feedback;.
o Set up a secure delivery holding area within the development; and
o Monitor Security Concerns.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in operation.

Reason - To ensure appropriate servicing management arrangements, particularly for food and deliveries, are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

50) (a) Three months prior to the first use of the development by hotel guests, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), 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 occupation 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; and
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 6 months of the first use of the development by hotel guests, a Local Benefit Proposal 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. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

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

51) (a) The development hereby approved shall be carried out in accordance with the Biodiversity Net Gain Assessment prepared by Urban Green (ref. UG2342-BNG) and Biodiversity Net Gain Metric prepared by Urban Green received by the City Council, as Local Planning Authority, on the 30 January 2024.

(b) Prior to the first use of each Construction Phase of development agreed within part (a) of this condition, a verification report for that Construction Phase will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the minimum 10% biodiversity net gain.

(c) In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Biodiversity Net Gain Assessment. A verification report and measures shall be agreed until such a time as Construction Phases of development comply with parts (a) and (b) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

If within a period of 30 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 - In the interest of securing a biodiversity mitigation strategy pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

52) Prior to the first occupation of the residential and apartment hotel elements hereby approved, a detailed 30 year Landscape Environmental Management Plan (LEMP) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft

landscaping areas for the development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the development and remain in for the duration of the plan.

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

53) Notwithstanding drawing 8353-LRW-ZZ-00-DR-A-00-678 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, prior to any above ground works details of the siting, scale and appearance of the generator, substation, condenser compound, external bin stores and cycle store shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential and apart hotel uses hereby approved and thereafter retained and maintained in situ.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

54) Notwithstanding drawing 8353-LRW-ZZ-00-DR-A-00-678 P02 received by the City Council, as Local Planning Authority, on the 17 April 2025, prior to the first use of the development details of the siting, scale and appearance electronic sliding gate shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential and apart hotel uses hereby approved and thereafter retained and maintained in situ.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

55) Notwithstanding drawing 8353-LRW-ZZ-ZZ-DR-A-00-205 P13 Proposed North Elevation and 8353-LRW-ZZ-ZZ-DR-A-00-201 P14 Proposed North Elevation (Colour) received by the City Council, as Local Planning Authority, on the 17 April 2025, prior to any above ground works full details, including scaled elevations and cross sections, of the design and appearance of the louvres to the ground floor openings, which shall include bespoke decorative screening, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential and apart hotel uses hereby approved and thereafter retained and maintained in situ.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

56) Notwithstanding drawing 8353-LRW-ZZ-ZZ-DR-A-00-205 P13 Proposed North Elevation and 8353-LRW-ZZ-ZZ-DR-A-00-201 P14 Proposed North Elevation (Colour) received by the City Council, as Local Planning Authority, on the 17 April 2025, prior to any above ground works full details, including scaled elevations and cross sections, of the design and appearance of the AOV louvres, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential and apart hotel uses hereby approved and thereafter retained and maintained in situ.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

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:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

o Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

o The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see:
https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

o It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Manchester Airport, or not attach conditions which Manchester Airport has advised, it shall notify Manchester Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

o It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

o Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

o You should ensure that the proposal is discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the development due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

o Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

o The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

o MCC records highlight that the underground unnamed culvert and Corn Brook are located within proximity to the site (unnamed culvert approximately 50m to the east of the site and Corn Brook culvert approximately 30m to the southwest of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage

o All works on the adopted highway (including TROs) will need to be undertaken as part of a S278 Agreement. The applicant should also obtain agreement with Trafford Council regarding highways works/public realm works at Cornbrook Road and A56 (including the new dropped-kerbs, tactile paving, loading bay, associated TRO requirements and landscaping/trees) which will require S278 works and potential commuted sums under Trafford Council's jurisdiction. Highways also note that the submitted Stage 1 Road Safety Audit identifies three problems in the vicinity of works proposed at Cornbrook Road/A56 which will also need to be reviewed by Trafford Council.

o To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council Environmental Health:
o Monday - Friday: 07:30 to 18:00;
o Saturday: 08:30 - 14:00;
o Sunday / Bank holidays: No work.

The applicant should refer to:
https://secure.manchester.gov.uk/info/100006/environmental problems/2956/noise/9

and

IAQM/EPUK Construction Guidance at:
http://iaqm.co.uk/guidance/

Date: 2 September 2025

Signed: 

Julie Roscoe
Director 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-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.