

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

The James (M1) Living Limited
C/o Agent

Agent (if used)

Eve Grant
Deloitte LLP
100 Embankment
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Refurbishment and reuse of Boulton House (including new build extensions up to 7 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).

Location: Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY

Date of application: 18 June 2025

Application number: 143253/FO/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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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:

- o Covering Letter (Prepared by Deloitte; Dated 07/07/2025; Received 27/08/2025)
- o Design & Access Statement (Prepared by SimpsonHaugh; Document reference 10531-SHA-RP-B509-DAS-001 Rev P02; Dated July 2025; Received 04/08/2025)
- o 10531-SHA-ZZ-A-B5D9-G100-XP-RF-001 Rev P02: Existing Site Plan Application Location Plan Roof Level (Received 07/07/2025)
- o 10541-SHA-ZZ-A-B5D9-G100-XP-F-002 Rev P02: Existing Site Plan Roof Level (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-EL-NW-001 Rev P01: General Arrangement Proposed North West Elevation Major Street
- o 10531-SHA-ZZ-A-B5D9-G200-EL-SE-001 Rev P01: General Arrangement Proposed South East Elevation Bloom Street
- o 10531-SHA-ZZ-A-B5D9-G200-EL-SW-001 Rev P01: General Arrangement Proposed South West Elevation Chorlton Street
- o 10531-SHA-ZZ-A-B5D9-G200-SE-AA-001 Rev P01: General Arrangement Proposed Section AA
- o 10531-SHA-ZZ-A-B5D9-G200-SE-BB-001 Rev P01: General Arrangement Proposed Section BB
- o 10531-SHA-ZZ-A-B5D9-G200-SE-CC-001 Rev P01: General Arrangement Proposed Section CC
- o 10531-SHA-ZZ-A-B5D9-G200-SE-DD-001 Rev P01: General Arrangement Proposed Section DD
- o 10531-SHA-ZZ-A-B5D9-G251-DE-00-001 Rev P01: External Wall Details Proposed Typical Ground Floor Bay to Existing Building Study
- o 10531-SHA-ZZ-A-B5D9-G251-DE-00-002 Rev P02: External Wall Details Proposed Typical Ground Floor bay to New Extension Study Level 00 (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-00-003 Rev P02: External Wall Details Proposed Typical Ground Floor Bay to new Extension Courtyard Study Level 00 (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-001 Rev P01: External Wall Details Proposed Typical Floor Bay to Existing Building Study Typical Floor
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-002 Rev P02: External Wall Details Proposed Typical Floor Bay to New Extension Study Typical Floor (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-003 Rev P02: External Wall Details Proposed Typical Floor Bay to New Extension Courtyard Study Typical Floor (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-004 Rev P01: External Wall Details Proposed Typical Top Floor Bay to Existing Building Study Top Floor
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-005 Rev P02: External Wall Details Proposed Typical Top Floor Bay to New Extension Study Top Floor (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-006 Rev P02: External Wall Details Proposed Typical Top Floor Bay to New Extension Courtyard Study Top Floor (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02: General Arrangement Proposed Plan Level 00 (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-PL-01-001 Rev P03: General Arrangement Proposed Plan Level 01 (Received 11/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-PL-02-001 Rev P02: General Arrangement Proposed Plan Level 02-03 (Typical Level) (Received 07/07/2025)

- o 10531-SHA-ZZ-A-B5D9-G200-PL-04-001 Rev P02: General Arrangement Proposed Plan Level 04-05 (Typical Level) (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-PL-06-001 Rev P02: General Arrangement Proposed Plan Level 06 (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-PL-07-001 Rev P02: General Arrangement Proposed Plan Level 07 (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-PL-08-001 Rev P02: General Arrangement Proposed Plan Level 08 (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-PL-RF-001 Rev P02: General Arrangement Proposed Plan Roof Level (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-XX-101 Rev P01: External Wall Details Proposed Listed Building Party Wall Interface Study Floor Plans (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-XX-111 Rev P01: External Wall Details Proposed Listed Building Party Wall Interface Study Elevation and Sections (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G100-EL-NW-001 Rev P01: Proposed Site Elevation North West Contextual Elevation Major Street
- o 10531-SHA-ZZ-A-B5D9-G100-EL-SE-001 Rev P01: Proposed Site Elevation South East Contextual Elevation Bloom Street
- o 10531-SHA-ZZ-A-B5D9-G100-EL-SW-001 Rev P01: Proposed Site Elevation South West Contextual Elevation Chorlton Street
- o Biodiversity Net Gain Metric (Prepared by Brindle & Green; Dated 10/03/2025)
- o Biodiversity Impact Assessment (Prepared by Brindle & Green; Report Reference BG25.136; Dated March 2025)
- o Preliminary Ecological Appraisal (Prepared by Brindle & Green; Report Reference BG25.136 Rev1; Dated June 2025)
- o Flood Risk Assessment & Drainage Strategy (Prepared by Nimbus; Report reference C3516-R1-REV-C; Dated June 2025)
- o Sequential Test for Boulton House (Prepared by Nimbus; Report reference C3516-R2-REV-A; Dated September 2025; Received 11/09/2025)
- o Phase 1 Contaminated Land Assessment Volumes 1 - 4 (Prepared by Create Consulting Engineers; Document reference CB/VL/P25-3433/01 Rev A; Dated February 2025)
- o Heritage Statement (Prepared by Brindle & Green; Report reference BG25.143 Rev 3; Dated July 2025; Received 07/07/2025)
- o Noise Impact Assessment Report (Prepared by NoiseAir; Report reference P8288-R1-V2; Dated 11/06/2025)
- o Planning Statement (Prepared by Deloitte; Dated June 2025; Received 27/08/2025)
- o Accommodation Schedule (Dated 13/06/2025)
- o Air Quality Assessment (Prepared by NoiseAir; Report reference P8288-R2-V2; Dated 04/04/2025)
- o Archaeological Desk-based Assessment (Prepared by Brindle & Green; Report reference BG25.143 Rev 2; Dated May 2025)
- o Consultation Report (Prepared by Joyce; Dated June 2025)
- o Crime Impact Statement (Prepared by Design for Security at Greater Manchester Police; Report reference 2013/0096/CIS/01 Version A; Dated 23/05/2025)
- o Daylight and Sunlight Review (Prepared by CHP Surveyors; Dated 14/03/2025)
- o Review of Commercial Workspace and Refurbishment Viability (Prepared by OBI; Dated December 2024)
- o Energy and Carbon Proforma (Prepared by Greater Manchester Combine Authority; Dated 06/06/2025)
- o Energy and Carbon Statement Revision P01 (Prepared by Consolux; Dated June 2025)

- o Fire Statement Form (Prepared by Fire Risk Assessments Limited; Dated 19/04/2025)
- o Local Labour Letter on Intent (Prepared by Joyce by the James; Dated 28/05/2025)
- o Operational Management Plan (Prepared by Joyce by the James)
- o Outline Construction Management Plan (Prepared by TNV Construction; Dated 09/06/2025)
- o TV/FM & DAB Reception Survey Report (Prepared by SCS Technologies; Dated 14/02/2025)
- o Thermal Comfort Assessment P01 (Prepared by Consolux; Report reference CIBSE TM52; Dated May 2025)
- o Ventilation & Extraction Statement Rev P01 (Prepared by Consolux; Dated June 2025)
- o Interim Travel Plan (Prepared by Focus; Report reference J000585-TP01d; Dated June 2025)
- o Transport Statement (Prepared by Focus; Report reference J000585-TS01d; Dated June 2025)
- o Arboricultural Impact Assessment (Prepared by Brindle & Green; Report reference BG25.136 Rev1; Dated June 2025)
- o Waste Management Strategy (Received 25/06/2025)

All stamped as received by the City Council as Local Planning Authority on 18/06/2025, unless specified otherwise.

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

3) Prior to the commencement of the development hereby approved, a detailed demolition and construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;

- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

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 demolition and construction phases of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) a) Before the development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted for approval in writing by the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, and prior to the first use of the development, the same carriageways/footways shall be re-surveyed, and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority and the works completed in accordance with the approved scheme prior to the first use of the aparthotel.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Manchester Core Strategy.

5) Prior to the commencement of all works pursuant to the development hereby approved, with the exception of internal strip out works, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- i. samples and specifications of all materials to be used on all external elevations of the Bloom Street and Major Street extensions hereby approved, including window and door detail, and sample panel (see limb ii and iii);
- ii. drawings to illustrate details of full sized sample panels that will be produced; and
- iii. production and approval of full sized sample panels and for a strategy for quality control management.

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

The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area

within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) Prior to the commencement of all works pursuant to the development hereby approved, with the exception of internal strip out works, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- I. samples and specifications of all materials to be used on all external elevations of the original build of Boulton House hereby approved, including window and door details, and sample panel (see limb ii and iii);
- II. drawings to illustrate details of full sized sample panels that will be produced;
- III. production and approval of full sized sample panels and for a strategy for quality control management.
- IV. drawings and strategy for the reuse of existing bricks from the demolished portions of Boulton House and how these will be utilised in the elevational alterations hereby approved. Should the number of salvaged bricks be insufficient to complete the approved elevational alterations, material samples of new replacement brick shall also be provided, along with information on where they will be used on the development.

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

The development shall be carried out in accordance with the approved details.

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

7) a) The development shall not commence until 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 and operation 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 for the construction phase of the development 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).

8) (a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end uses, 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
- 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 occupation of the development, 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).

9) Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

10) Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as 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 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.
- o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- o Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.

- o A finalised drainage layout showing all components, outfalls, levels and connectivity.
- o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- 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 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). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the building and tank
- o A feasibility assessment and engineering details of the Blue Roofs.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy Policies EN8 and EN14.

11) a) Notwithstanding the approval of the Phase 1 Contaminated Land Assessment (Prepared by Create Consulting Engineers; Dated February 2025; Received 18/06/2025), before the development hereby approved commences, a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved document.

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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to use of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Manchester Core Strategy (2012).

12) Prior to the commencement of the development, a programme for the delivery of 4no street trees along Major Street, as shown on drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02, shall be submitted to and approved in writing by the City Council as local planning authority. The approved programme will include information on the following:

- o Overall tree size, number and species
- o Details of tree pit dimensions and specifications
- o Details of how tree pits will be compatible with any existing and proposed underground servicing.

The approved scheme shall be implemented prior to the use of the aparthotel element of the development. If within the period of time covered by the 30 year habitat management and monitoring plan secured by condition 9 of this permission, any street tree, or any tree 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 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) Notwithstanding the indicative landscaping details shown on drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02 & the submitted Design and Access Statement (Prepared by SimpsonHaugh; Dated July 2025), prior to the commencement of the development, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- I. Details of the proposed hard landscape materials;
- II. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- III. Details of the proposed tree species within the public and private realm including proposed size, species and planting specification including tree pits and design;
- IV. Details of the proposed street furniture including seating, bins and lighting;
- V. Details of any external steps and handrails;
- VI. A strategy providing details of constraints to further planting and details of on-going maintenance and management of all soft and hard landscaping on site.

The development shall then proceed in accordance with the approved details.

b) The approved scheme shall be implemented prior to the first use of the development. If within the period covered by the approved habitat management and monitoring plan

secured by condition 9 of this permission, any 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.

14) a) Before the development commences, a scheme for acoustically insulating the proposed aparthotel accommodation against noise from Chorlton Street, Major Street and Bloom Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as the coach station and late night entertainment uses in the nearby area including on Canal Street.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 10 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The development shall then proceed in accordance with the approved details.

b) Prior to first use of the aparthotel suites, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of nearby residents and future users of the aparthotel, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

15) Prior to the commencement of any above ground works, final details and material samples of the finish that shall be applied to the side elevation of 8 Minshull Street visible from Bloom Street, as shown on drawing numbers 10531-SHA-ZZ-A-B5D9-G251-DE-XX-101 Rev P01 & 10531-SHA-ZZ-A-B5D9-G251-DE-XX-111 Rev P01, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

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

16) Prior to the commencement of any abutment works between 8 Minshull Street and the adjacent seven storey extension to Boulton House, final and exact details on how the gap between the two buildings is to be concealed, along with material samples of any hard material to be used, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

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

17) Prior to the commencement of any above ground works, final details and material samples of the canopy approved to the property's Bloom Street elevation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

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

18) Prior to the completion of the development, a strategy for the operation of the application site's Hart Street entrance shall be submitted to and approved in writing by the City Council as Local Planning Authority. The strategy shall include details on how the access is to be controlled, including hours of opening, material and final details of any proposed gated access (including siting, scale and appearance), and confirmation on the access will be monitored.

Reason - To reduce the risk of crime and improve pedestrian connections through the City Centre, pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

19) a) The development hereby approved shall proceed in accordance with the submitted Air Quality Assessment (Prepared by NoiseAir; Document Reference P8288-R2-V2; Dated 04/04/2025).

b) Prior to use of the aparthotel element of the development, any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

20) Prior to the first occupation of the aparthotel use hereby approved, a scheme of highway works and details of footpath reinstatement/public realm works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- o Amendments/new TROs on Chorlton Street, Major Street, Minshull Street, Bloom Street and Richmond Street.
- o Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
- o Removal/replacement of directional signage
- o Details of pick up/drop off points
- o Provision of street trees

The approved scheme shall be implemented and be in place prior to the first use of the aparthotel element of the development hereby approved and thereafter retained and maintained in situ.

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) and in accordance with the New Cross Public Realm Strategy.

21) Prior to the first occupation/use of the development hereby approved, details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 10 of this permission, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- o Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 10.
- o Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- o 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 be implemented as part of the development and thereafter be managed and maintained in accordance with the approved details.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

22) a) The development shall be completed in accordance with submitted Preliminary Ecological Appraisal prepared by Brindle & Green (Received 18/06/2025).

b) Prior to the first use of the aparthotel use hereby approved, details of the number, siting and appearance of bird and bat boxes at the application site shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the aparthotel use hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

23) a) Prior to use of the aparthotel use hereby approved, a strategy for the management and provision of suitable number of certified mobile hoists within the suites for disabled people shall be submitted to and approved in writing by the City Council as Local Planning Authority on the basis of an initial provision of one hoist.

b) Final details of the number and types of hoists shall be submitted to and agreed in writing prior to the first use of the aparthotel hereby approved. The details shall include an evidence based assessment/evaluation of the demand for this facility by guests. The approved details shall be fully implemented and retained thereafter.

Reason - To ensure that adequate provision of hoist facilities for guests is provided, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy (2012).

24) Prior to first use of the development hereby approved, a strategy for the pick up and drop off arrangements that will be in place to support disabled guests, and their luggage, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The strategy shall also cover enter and exit details from the site from the surrounding highway when disabled guests are dropped off/picked up by a taxi or other vehicle from outside of the aparthotel.

The approved strategy shall be implemented upon the first use of the aparthotel element of the development and thereafter be retained for as long as the development remains in use.

Reason - To ensure that adequate arrangements are put in place to assist disabled guest enter and exit the aparthotel from the surrounding highway pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy

25) Prior to the first use of the premises, a signage strategy shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The signage strategy shall cover all commercial units on site, as well as the aparthotel use hereby approved above. The approved strategy shall then be implemented as part of the development and then be adhered to thereafter. It should be noted the approval of a signage strategy does not negate the need for all external advertisements to have advertisement consent.

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

26) a) Before the use hereby approved commences, external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to use of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

27) a) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (Prepared by Design for Security at Greater Manchester Police; Received by the City Council, as Local Planning Authority, on the 18/06/2025).

b) The aparthotel and ground floor commercial unit uses hereby approved shall not be used until the Council as local planning authority has acknowledged in writing that the development has received written confirmation of a Secured by Design accreditation for that part of the development.

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.

28) 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 shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted 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.

29) Prior to the first use of the development, details of any roller shutters to the ground floor 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 use the development and thereafter be 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).

30) a) Fumes, vapours and odours shall be extracted and discharged from the aparthotel hereby approved in accordance with a scheme to be submitted to and

approved in writing by the City Council as local planning authority before the first use of the development.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to first use of the aparthotel use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

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

31) a) Externally mounted ancillary plant, equipment and servicing for the aparthotel use hereby approved, shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the first use of the development hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the first use of the development.

b) Prior to the first use of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

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

32) a) The commercial unit hereby approved use shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the first use of the ground floor commercial unit.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to use of the ground floor commercial unit of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with

the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

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

33) a) Fumes, vapours and odours shall be extracted and discharged from the ground floor commercial unit hereby approved in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the ground floor commercial unit.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to use of the ground floor commercial unit hereby approved, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

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

34) a) Externally mounted ancillary plant, equipment and servicing for the ground floor commercial use hereby approved, shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to first use of the ground floor commercial unit hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the first use of the ground floor commercial unit.

b) Prior to the first use of the ground floor commercial unit a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

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

35) a) The ground floor ancillary uses associated with the aparthotel hereby approved (including ancillary gym and business break out area), shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to use of the ground ancillary uses associated aparthotel, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

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

36) Prior to the first use of the ground floor commercial unit hereby approved, a scheme detailing the hours of opening, shall be submitted to and approved in writing by the City Council as local planning authority. The commercial unit shall then operate in accordance with the approved hours and details for the lifetime of the development.

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

37) Prior to the occupation of the ground floor commercial unit hereby approved, a scheme detailing the waste storage and collection details for the unit, including a schedule for the times and frequency of waste collections, shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include storage of waste and recycling bins shall be sited internally within the commercial unit. The development shall then proceed in accordance with the approved details which shall be in place prior to its first use and then be adhered to for its lifetime.

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.

38) The development hereby approved shall be carried out in accordance with the Interim Travel Plan, prepared by Focus Transport Planning (Dated June 2025), received by the City Council, as Local Planning Authority, on the 18/06/2025.

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

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 aparthotel 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).

39) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the first use of the aparthotel element of the development.

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.

40) The development hereby approved shall be carried out in accordance with the submitted Energy and Carbon Statement, Energy and Carbon Proforma, and Thermal Comfort Assessment, all stamped as received by the City Council, as Local Planning Authority on the 18/06/2025. A post construction review certificate/statement shall be submitted for approval, within three months of the practical completion of the development, 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.

41) All windows, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window at all times and views into the premises shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazed windows are an integral and important element in the design of the lower level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

42) No doors to ground floor spaces (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).

43) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

44) 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.

45) Deliveries, servicing and collections, including waste collections, for both the aparthotel and commercial Class E/Sui Generis ground floor use hereby approved, shall not take place outside the following hours for the lifetime of the development:

07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

46) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

47) The aparthotel use hereby approved shall be used for Class C1, and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

48) The ground floor commercial unit hereby approved shall be used for Sui Generis (p) or (q) or Class E (a) or (b), excluding convenience retail and gym use, and for no other purpose (including any other purpose within Class E or any other class of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

49) The ground floor commercial unit hereby approved shall not be sub-divided for the lifetime of the development. Any proposal to sub-divide the commercial unit shall require the approval of a separate planning permission.

Reason - The use of the premises for multiple commercial units would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

50) The provision of 26no cycle spaces, as indicated on drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02, received by the City Council as Local Planning Authority on 07/07/2025, shall be implemented prior to the first use of the aparthotel element of the development hereby approved and shall be retained and maintained in situ for as long as the development remains in use.

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).

51) The aparthotel use hereby approved shall be carried out in accordance with the submitted waste management proforma, drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02 and section 5.4 of the submitted Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 25/06/2025, 07/07/2025 and 04/08/2025 respectively. The approved details shall be implemented prior to the first occupation of the aparthotel element of the development and thereafter be retained and maintained in situ.

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

52) The roof terrace hereby approved shall only be open for use inside of the following hours for the lifetime of the development:

- o 07:00 - 22:00 Monday to Sunday (Including Bank Holidays)

No amplified music and sound shall be prohibited on the terrace at all times.

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

53) No amplified sound or music shall be produced or played in any part of the site outside the building at all times, including the roof terrace.

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

54) No works to trees, shrubs or vegetation clearance shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

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

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

56) The ancillary gym for the aparthotel use hereby approved, as shown on drawing no. 10531-SHA-ZZ-A-B5D9-G200-PL-00-001 Rev P02 (Received 07/07/2025), shall only be for use by patrons of the aparthotel use.

Reason - In the interest of protecting neighbouring amenity and how the use of the premises other than in association with the approved aparthotel use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

57) The new build extensions hereby approved shall have brick window reveals and brick soffits in accordance with the approved plans listed below:

- o 10531-SHA-ZZ-A-B5D9-G251-DE-00-002 Rev P02: External Wall Details Proposed Typical Ground Floor bay to New Extension Study Level 00 (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-00-003 Rev P02: External Wall Details Proposed Typical Ground Floor Bay to new Extension Courtyard Study Level 00 (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-002 Rev P02: External Wall Details Proposed Typical Floor Bay to New Extension Study Typical Floor (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-003 Rev P02: External Wall Details Proposed Typical Floor Bay to New Extension Courtyard Study Typical Floor (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-005 Rev P02: External Wall Details Proposed Typical Top Floor Bay to New Extension Study Top Floor (Received 17/09/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-TY-006 Rev P02: External Wall Details Proposed Typical Top Floor Bay to New Extension Courtyard Study Top Floor (Received 17/09/2025)

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.

58) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and Arboricultural Impact Assessment (Prepared by Brindle & Green; Report Reference BG25.136 Rev1; Dated June 2025; Received 18/06/2025); and paragraphs (a) and (b) below shall have effect until the expiration of the period of time covered by the approved habitat management and monitoring plan secured by condition 9 of this permission.

- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
- (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority

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

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

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

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.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

For the avoidance of doubt, if the approved building oversails the adopted highway, a highways oversail license pursuant to s177 of the Highways Act 1980 is required.

If the canopy is to extend greater than 350mm over the adopted highway then the applicant will need to apply for a projection over license by contacting Environment on Call on 0161 234 5004.

Under the Habitat Regulation 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.

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).

External works to the building and vegetation should not be undertaken in the main bird nesting season (March - August) unless suitable checks by a suitably qualified professional for active bird nests have been undertaken.

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
a statement to this effect,
the date immediately before the degradation activity,
the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and

any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Date: 18 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 his 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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.miningremediation.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026