

28 October 2025
Our Ref: 2020.003



Jonathan Mumby
16 Old Market Place
Altrincham
WA14 4DF

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

**Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF:
127971/FO/2020.**

We are pleased to submit this application to approve details reserved by condition on behalf of CERT Property Ltd, for the following conditions:

- Condition 3(c) – Intrusive Site Investigations;
- Condition 9(b) – Local Labour Agreement;
- Condition 11(b) – Verification Report;
- Condition 17 – Sustainable Drainage System;
- Condition 19 – Plant
- Condition 23 – Lighting
- Condition 32 – Signage
- Condition 33 – Biodiversity
- Condition 38 – Servicing; and
- Condition 39 – Car Park Management.

The conditions were reserved on consent ref: 127971/FO/2020 for:

‘Erection of a 6 storey building to form 90 residential apartments (Use Class C3a) following demolition of existing structures with associated access, car parking, amenity space, landscaping and other associated works.’

The requisite planning application fee of £298 has been paid online via the planning portal (PP-14446811)

The application is supported by the following documents:

- Subcontract Agreement (Signed 16.02.24);
- Permit to Enter of Disturb Coal Authority Interests (ref: Permit 27891), prepared by The Coal Authority;
- Return Letter (08.02.25), prepared by The Coal Authority;
- Factual Report (05.03.24), prepared by Van Elle Total Foundations;
- Permit Terms and Conditions (Signed 17.01.24), prepared by The Coal Authority / Van Elle);
- Local Labour Agreement (06.10.25), prepared by Arca Construct;
- Contamination Delineation Investigation and Removal Validation Report (LKC231691), prepared by LK Consult;
- Attenuation Tank Installation Photos (27.10.25);
- Drainage Installation Photos (27.10.25);
- SuDS Maintenance Plan (10.08.25), prepared by BMC;
- Roof Plan (2075-ABWA-Z1-06-DR-A-(20)-0106 – P02), prepared Audere BW Architects;
- M&E Installation – Technical Submission Sheet (23.07.25), prepared by AllPhase;
- Ground Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-00-01 – C1), prepared by DR Design;
- Ground Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-00-02 – C1), prepared by DR Design;
- First Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-01-01 – C1), prepared by DR Design;
- First Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-01-02 – C1), prepared by DR Design;
- Second Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-02-01 – C1), prepared by DR Design;
- Second Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-02-02 – C1), prepared by DR Design;
- Third Floor: Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-03-01 – C1), prepared by DR Design;
- Third Floor: Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-03-02 – C1), prepared by DR Design;
- Fourth Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-04-01 – C1), prepared by DR Design;
- Fourth Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-04-02 – C1), prepared by DR Design;
- Fifth Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-05-01 – C1), prepared by DR Design;
- Fifth Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-05-02 – C1), prepared by DR Design;
- Signage Positions in Principle (2075-ABWA-ZZ-ZZ-DR-A-(12)-0035), prepared Audere BW Architects;
- Osbourne Yard Signage Strategy, prepared by Cert Property;
- Bird, Bat and Insect Box Plan (13269), prepared by Tyler Grange;

- Osbourne Yard Servicing Strategy 2025, prepared by Cert Property; and
- Osbourne Yard Car Park Management Plan, prepared by Cert Property.

The application is accompanied by technical documents which are submitted to facilitate the review and subsequent full discharge of the associated conditions. Table 1.0 below sets out the conditions to which this application relates, and the supporting information provided.

Table 1.0 – Discharge of Conditions		
PC No.	Condition Wording	Information Submitted
3(c)	<i>Prior to the first occupation of the, written confirmation by a suitably qualified person to confirm that the site is, or has been made, safe and stable for the approved development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.</i>	• Subcontract Agreement (Signed 16.02.24) • Permit to Enter of Disturb Coal Authority Interests (ref: Permit 27891) • Return Letter (08.02.25) • Factual Report (05.03.24) • Permit Terms and Conditions (Signed 17.01.24)
9(b)	<i>Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.</i>	• Local Labour Agreement (06.10.25)
11(b)	<i>When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion / Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.</i> <i>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</i>	• Contamination Delineation Investigation and Removal Validation Report (LKC231691)

	<i>approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</i>	
17	<i>Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include:</i> <i>- Verification reporting providing photographic evidence of construction;</i> <i>- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.</i> <i>- Timescale for implementation</i> <i>The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.</i>	• Attenuation Tank Installation Photos (27.10.25) • Drainage Installation Photos (27.10.25) • SuDS Maintenance Plan (10.08.25)
19	<i>(a) Prior to the first occupation of the residential element 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.</i> <i>(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</i>	• Roof Plan (2075-ABWA-Z1-06-DR-A-(20)-0106 – P02)

	<i>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.</i> <i>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.</i>	
23	<i>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. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details 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.</i>	• M&E Installation – Technical Submission Sheet (23.07.25); • Ground Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-00-01 – C1); • Ground Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-00-02 – C1); • First Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-01-01 – C1); • First Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-01-02 – C1); • Second Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-02-01 – C1); • Second Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-02-02 – C1); • Third Floor: Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-03-01 – C1); • Third Floor: Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-03-02 – C1); • Fourth Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-04-01 – C1); • Fourth Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-04-02 – C1); • Fifth Floor Lighting and Emergency Lighting: Sheet 1 of 2 (M2215-63-E-05-01 – C1);

		Fifth Floor Lighting and Emergency Lighting: Sheet 2 of 2 (M2215-63-E-05-02 – C1)
32	<i>Prior to the first occupation of the residential element of the development a signage strategy for the apartment building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.</i>	- Signage Positions in Principle (2075-ABWA-ZZ-ZZ-DR-A-(12)-0035); - Osbourne Yard Signage Strategy;
33	<i>Prior to the first occupation of the residential element of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development 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 occupation of the development hereby approved and shall thereafter be retained and maintained in situ.</i>	Bird, Bat and Insect Box Plan (13269)
38	<i>Prior to the first occupation of the development, details of a servicing strategy 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 for as long as it remains in use.</i>	Osbourne Yard Servicing Strategy 2025
39	<i>Prior to the first occupation of the development, details of a car park management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the spaces will be allocated and managed and details of how the car park entrance would be secured.</i> <i>The approved details shall be implemented as part of the development for as long as it remains in use.</i>	Osbourne Yard Car Park Management Plan

Information Summary:

Condition 3(c)

The application is accompanied by various documentation listed in the above table relating to the discharge of part (c) of condition 3, following the discharge of part (a) of the condition under application ref: CDN/21/0537.

When read in conjunction with each other the information submitted confirms suitably qualified personnel and documentation to confirm that the site has been made safe and stable for the proposed development. The Factual Report in particular provides the methods and findings of the intrusive site investigations and completion of remedial works.

Condition 9(b)

The submission is accompanied by a Local Labour Agreement. The submission seeks the discharge of part (b) of condition 9 following part (a) discharge under application ref: CDN/21/0537.

The report provides comprehensive details in accordance with the relevant condition, setting out:

- The approach taken by the main contractor to maximise local labour and supply chain engagement throughout the construction phase.
- Confirmation that local recruitment was primarily undertaken through Frameworks Recruitment, a Manchester-based agency, to meet site labour requirements.
- A full list of subcontractors and suppliers, with the majority based within Greater Manchester, demonstrating a clear commitment to supporting the local economy and workforce.
- A detailed breakdown of labour and subcontractor data by postcode, evidencing the extent of employment generated within Manchester wards and neighbouring areas.

The supporting document demonstrates compliance with the condition and provides necessary information relating to local labour recruitment and engagement.

Condition 11(b)

The submission is accompanied by a Contamination Delineation Investigation and Removal Validation Report for the purposes of the discharge of condition 11(b) following the discharge of part (a) of the same condition under application ref: CDN/22/0506.

The report has been prepared in accordance with the previously approved Remediation Strategy for the development (application ref: 127971/FO/2020) and sets out the findings and validation outcomes of the contamination removal works undertaken during construction.

The report demonstrates compliance with the requirements of the condition through the following:

- Confirmation that the development has been carried out in accordance with the agreed Remediation Strategy, including detailed delineation and removal of contamination.
- Evidence of on-site investigation and validation, including the excavation of off-site disposal supported by laboratory testing and certificates of analysis confirming that residual soils meet agreed criteria.
- Inclusion of Revised Contamination Conceptual Model confirming that all pollutant linkages have been addressed and that no further remediation is required beyond an environmental cover system.
- Provision of recommendations for unexpected contamination, validation of imported soils, and potable water pipe assessment.

The validation report confirms that the site has been remediated in accordance with the approved strategy and the remediation objectives have been achieved.

Condition 17

The submission is accompanied by a SuDS Maintenance Plan for the proposed development.

The plan provides full details of the implementation, maintenance and management of the approved sustainable drainage scheme in accordance with the requirements of the conditions. Specifically it includes:

- The plan incorporates an owner's manual and operational records to be retained by the Management Company, including maintenance logs, inspection schedules and verification documentation
- The SuDS components including inlet structures, inspection chambers, below ground pipes and cellular attenuation tanks which are supported by detailed maintenance schedules. The document identifies the Management Company responsible for maintaining the SuDS in perpetuity on behalf of residents.
- The plan confirms the Management Company will be established prior to first occupation, with all maintenance and monitoring procedures implemented immediately following completion of the drainage system completion.

The plans also contain an Emergency Plan addressing procedures for flood prevention, blockage clearance and pollution response, ensuring operational resilience and environmental compliance.

Further to this, documents including photographic evidence of the installation of attenuation tanks and drainage are submitted in line with the wording of the condition.

Condition 19

The submission is accompanied by a Roof GA Plan which outlines the final configuration of rooftop elements and servicing infrastructure.

The drawing includes detailed annotations of externally mounted ancillary plans and equipment such as smoke vents, rooftop fall arrest systems, and lift housing, as well as servicing access points and guttering layouts.

The drawing is considered to support compliance with the relevant planning condition as it provides the necessary details for externally mounted plant and servicing infrastructure. The inclusion of rooftop smoke vents and lift housing indicates consideration of acoustic impact, and their positioning allows for the implementation of acoustic treatments design to achieve a rating of 5db below the typical background level at the nearest noise-sensitive location.

The drawing forms part of the verification documentation to validate that the installed equipment conforms to the approved acoustic scheme.

Condition 23

The submission is accompanied by a detailed External Lighting Technical Submission Sheet which outlines the proposed building and site lighting scheme for the proposed development. This includes the illumination strategy for all external areas during the period between dusk and dawn.

The documentation provides full technical specifications and photometric calculations for the selected luminaires. These are strategically positioned across the garden, external frontage, and rear areas to ensure appropriate light levels, with emergency lighting provisions integrated where required.

Control measures such as photocell activation and PIR sensors are incorporated to ensure lighting operates automatically during hours of darkness. Emergency fittings are specified with maintained output to support safe evacuation.

The submitted scheme is considered to satisfy the requirements of the planning condition, providing full details of the lighting arrangements alongside various plans indicating the location of lighting across the scheme.

Condition 32

The submission is accompanied by a Signage Strategy and associated drawing (Signage Positions in Principle (2075-ABWA-ZZ-ZZ-DR-A-(12)-0035)), which collectively outline the proposed signage approach.

The strategy had been developed to provide full details of the signage types, materials, illumination methods and installation locations.

The signage design detailed in the documentation ensures legibility for both pedestrians and vehicles, maintains material consistency with the approved architectural palette, avoids visual clutter through restrained dimensions and concealed fixings. The illumination strategy is sensitive to the surrounding context, with luminance levels and directional lighting designed to avoid obtrusive light.

Condition 33

The submission is accompanied by a Bird, Bat and Insect Box Plan, which provides full details of the number, siting and appearance of ecological enhancement features to be installed on site.

The plan identifies the installation of bat, bird and insect boxes, the details of which are included within the plan itself supporting this application.

The plan also confirms that no night working or light spill will occur onto adjacent habitats, and that any vegetation clearance will be times to avoid the core nesting bird season or supervised by an ecologist.

Condition 38

The submission is accompanied by a comprehensive Servicing Management Strategy which outlines the operational framework for the ongoing management and servicing of the development in accordance with the relevant condition.

The strategy sets out a management regime responsible for the long-term stewardship of all shared and public areas. It includes detailed provisions for both core and specialist services, ensuring the development remains well maintained and operational.

The strategy itself includes core management services, specialist services via sub-contractors, planned preventative maintenance and reserve fund. The details of which are provided within the Management Strategy itself.

The strategy confirms that all servicing measures will be implemented prior to first occupation and maintained thereafter.

Condition 39

The submission is accompanied by a Car Park Management Strategy which outlines the operational and security arrangements for the car park as part of the scheme.

The strategy covers the allocation, access, security and maintenance of the car park which comprises 46no. car parking spaces (reduced from 53no. via a pending s73 application and 4no. motorcycle spaces.

The key elements of the strategy include space allocation management, access and security, operation and maintenance, implementation timeline and policy compliance. The strategy itself goes into further detail on each of these separate elements in order to seek to comply with the requirements of the condition wording. The strategy is considered to ensure that the car park will be effectively managed secure, and maintained for the duration of the development's use.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

