bridgewater street
planning condition tracker

Bridgewater House, Great Jackson Street, Manchester, M15 4WG

134694/FO/2022
[date of application 24th August 2022]
[approval: 6th Feb 2023]

Part 1 – Particulars of the application/development

Proposal: **Restoration and conversion of the Grade II listed Bridgewater House and redevelopment of car park area to create a ground plus three storey apartment building; overall providing 53 residential units, including landscaping to courtyard, bike storage and associated works**

condition no.	condition details	date submitted	date discharged / general note
1	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.	n/a:	project commenced on previously approved demolition / soft strip Dec 2023
2	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: 111G Proposed Ground Floor 112E Proposed First Floor 113E Proposed Second Floor Plan 114E Proposed Third Floor Plan 115F Proposed Roof Plan 116G Proposed Chester Road Elevation 117D Proposed Crown Street Elevation 118D Proposed Silvercroft Street Elevation 119B Proposed Courtyard Elevation 120D Proposed Great Jackson Street Elevation 121E Proposed Front Elevations (NB) 122G Proposed Courtyard Elevations (NB) 123C Proposed Sections A-A & B-B (NB) 124G Combined Elevations 1 125D Combined Elevations 2 126C Section C-C 127B Section D-D 128C Section E-E 131A Strip Out - Lower Ground Floor 132A Strip Out - Ground Floor 133A Strip Out - First Floor 134A Strip Out - Attic Floor 136B Typical Wall & Cornice Interaction 137C Typical Detail Floor/Ceiling/Cornice 138A Sealed Shut Original Doors & Boarded Over 139A Bin Store Details 174A Typical Entrance Door Details 176A Landscaping 300 GF ceilings & Cornice plan 301 GF Ceilings & Cornice Rooms G.01-04 302 GF Ceilings & Cornice Rooms G.05-08 303 GF Ceilings & Cornice Rooms G.09-11 304 GF Ceilings & Cornice Rooms G.12-15 305 GF Ceilings & Cornice Rooms G.16-18 306 GF Ceilings & Cornice Rooms G.19-22 307 GF Ceilings & Cornice Rooms G.23-26 308 GF Ceilings & Cornice Rooms G.27-29 309 FF ceilings & Cornice plan 310 FF Ceilings & Cornice Rooms G.01-03 311 FF Ceilings & Cornice Rooms G.04-07 312 FF Ceilings & Cornice Rooms G.08-12 313 FF Ceilings & Cornice Rooms G.13-17 314 FF Ceilings & Cornice Rooms G.18-20 315 FF Ceilings & Cornice Rooms G.21-23 316 FF Ceilings & Cornice Rooms G.24-29 317 FF Ceilings & Cornice Rooms G.30-37 Design & Access Statement Rev D - 16.01.23 Environmental Standards Statement 28 June 2022 by Hulley & Kirkwood Consulting Engineers Ltd Air Quality Assessment Ref: 102821 31 May 2022 by Miller Goodall Ltd Crime Impact Statement Version B: 18th July 2022 reference 2007/1245/CIS/01 by Greater Manchester Police 134694/FO/2022 Page 4 of 18 Acoustic Planning Report 0905/APR1 Revision 2 dated 11 August 2022 by Lighthouse Acoustics Bat Emergence Survey Report dated July 2022 by Collington Winter Environmental Limited Flood Risk Assessment and Drainage Strategy Report Ref: 9757-HBL-XX-XX-RP-0001 May 2022 Revision 03 by HBL Associates Phase I Geo-Environmental Site Assessment G79223 dated June 2022 by Ensafe Archaeological Desk-Based Assessment JAC28195 V2 22 June 2022 by RPS Transport Statement 220705/SK22236/TS01(-01) by SK. 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.	n/a:	project will be completed in acordance with drawings

condition no.	condition details	date submitted	date discharged
3	3) No clearance of vegetation or works to buildings or structures (including demolition) that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the vegetation or buildings for active birds' nests immediately before the vegetation is cleared or works to the buildings take place and written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site has been submitted to the local planning authority. Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.	n/a:	strip / demolition works of exisitng building carried out in december 2023
4	4) In the event that demolition works have not commenced by 1 March 2024, an updated bat survey, to assess any change in the building's condition and recommending any alterations to the proposed measures, shall be submitted to and approved in writing by the City Council as local planning authority prior to demolition works commencing. Any measures to protect bats shall be implemented prior to demolition commencing. Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.	n/a:	strip / demolition works of exisitng building carried out in december 2023
5	5) No development of the new-build element of this permission shall commence unless and until all pre-commencement conditions in respect of the listed building have been discharged (including evidence of a contract for the implementation of those works) and evidence of commencement of works, has been submitted to and approved in writing by the City Council as local planning authority. Reason: To ensure that the refurbishment of the listed building is prioritised within the development as the acceptability of the new-build element is supported in planning terms on the basis of the public/heritage benefits benefits that would be realised from the refurbishment of the listed building, pursuant to NPPF, policies DM1, SP1, EC9 , EN3 of the Core Strategy and saved Unitary Development Plan Policy DC19.1 (Listed Buildings).		understood - contracts are about to be signed
6	6) The demolition (other than a scheme of stripping out of the listed building that has been approved in writing by the City Council as local planning authority) hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made and evidence of that contract has been submitted to and approved in writing by the City Council as local planning authority. Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.	n/a:	beyond works already undertaken in the soft strip / removal of dangerous unsafe structure there is no further demolition to take place

condition no.	condition details	date submitted	date discharged
7	7 a) Prior to the commencement of any below ground works, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks, which in the written opinion of the Local Planning Authority require further investigation, the development (other than refurbishment works to the listed building) shall not commence until a scheme for the investigation and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority. The measures for investigating the site phase identified in the Site Investigation Proposal shall be carried out, before the Phase 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 Local Planning Authority prior to the first occupation of the development. 7 b) When the development (other than refurbishment works to the listed building) 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 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 phase 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 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. Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.	25.10.25	phase 2 geo environmental assessment attached

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8	No development shall take place unless and until archaeological site investigations have been carried out in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the City Council as local planning authority. The WSI shall include the following: a. A phased programme and methodology of investigation and recording that includes: • archaeological evaluation trenching; • dependent on the results of the archaeological evaluation trenching, a more detailed open-area archaeological excavation (informed by the above and subject to a new WSI); b. A programme for post investigation assessment to include: • analysis of the site investigation records and finds; • production of a final report on the significance of the archaeological and historical interest represented; c. Deposition of the final report with the Greater Manchester Historic Environment Record. d. Dissemination of the results of the archaeological investigations commensurate with their significance; e. Provision for archive deposition of the report and records of the site investigation; f. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI. Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 205 of the National Planning Policy Framework.	25.10.25	please see attached archaeological report
9	a) Prior to the commencement of development, details of a Local Benefit Proposal in order to demonstrate a commitment to recruit local labour for the construction and operational elements of the development shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships; ii) mechanisms for the implementation and delivery of the Local Benefit Proposal; and iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives. (b) Within six months of the first occupation of the development, details of the results of the scheme shall be submitted for consideration. Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.	25.10.25	please see attached CMP

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10	Prior to the commencement of development, a detailed construction management plan (CMP) outlining working practices during development shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include: • Display of an emergency contact number; • Community consultation plan; • Details of wheel washing; • Dust suppression measures; • Compound locations where relevant; • Location, removal and recycling of waste; • Types and frequency of construction vehicles; • Routing strategy and swept path analysis of construction vehicles; • Parking of construction vehicles and staff vehicles; and • Sheeting over of construction vehicles; Development shall be carried out in accordance with the approved construction management plan. 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. Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.	25.10.25	CMP submitted
11	Prior to the commencement of development, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority. When all construction/fit-out works are complete, the same carriageways/footways shall be resurveyed 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. The necessary costs for this repair and/or reinstatement shall be met by the applicant. Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.		
12	a) Prior to the commencement of development of the new-build the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: i. baseline samples and specifications of all materials to be used on all external elevations; ii. drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and iii. a programme for the production of the 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. 134694/FO/2022 Page 8 of 18 b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above. 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.	25.10.25	please see attached dwg sk115 with proposed sample panel to be built

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13	13) Prior to the commencement of development of the new-build full details of the depth, materials, finish and any ventilation installations to the window reveals on the new-build 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 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.	25.10.25	Copy of M&E engineers plan attached [showing position of vents - 2182-M-50-01-AP-A-T1- note vents apear on rear ele facing private courtyard]; also find attahced 1:20 detail of apartment elevation showing position of vents please also see attached dwg sk116 [elevation of typical apartment showing vents]
14	No works to install the dormer windows hereby approved on the listed building shallcommence unless and until samples and specifications of all materials to be used on the dormers have been 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 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.	25.10.25	image of dormer proposed metal dormer material attached
15	No works to install non-original roof slates on the listed building shall commence unless and until samples and specifications of replacement roof slates have been 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 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 any works to install windows in the building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all window types to be installed shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	25.10.25	copy of typical gerogian sliding sash window detail attached;additionally 1:1 sample window available for viewing on site
17	Prior to any works to install external doors on the listed building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all door types to be installed shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
18	18) Prior to any works to install exterior lighting on the listed building, full details (including appearance, fixings and cabling routes) of all exterior lighting on the building shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	n/a	no exterior lighting is being installed on the listed building

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19	Prior to any works to install any fixtures and fittings to the exterior of the listed building, such as vents, extracts, flues and service boxes, full details of the fixtures and fittings, including locations, size, appearance, materials, finishes and fixings, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	25.10.25	listed building to be installed with cast iron double bricks vents; 4 no. per apartment for whole house brick ventilation. details of 'hannock hall 9x6' cast iron heritage vent; see attached dwg 116 [chester road elevation]
20	Prior to the installation of rooflights on the listed building, full details, including scaled cross sections, of the rooflights shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	25.10.25	rooflights to listed building to be velux conservation rooflights; see attached photos
21	a. Notwithstanding the details shown in the approved drawings, prior to the commencement of development, a programme for the submission of final details of 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 bounding the site and for any areas between the pavement and the line of the proposed building; (iii) Details of the proposed tree species including proposed size, species, planting specification and tree pit design; (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting; (v) Details of the proposed external furniture including seating, bins and lighting; (vi) Details of any external steps and handrails; (vii) Details of any walls and railings. b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, Reason - To ensure that satisfactory public and private realm for the development is carried out that respects the character and visual amenities of the area, in accordance with saved policies E3.3 and DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy.		
22	Prior to first occupation of the development hereby approved, a Sensitive Lighting Strategy that has been submitted to and agreed in writing by the City Council as local planning authority shall be implemented in full and shall remain in operation for as long as the development is occupied. The Sensitive Lighting Strategy shall provide details of lighting levels within the proposed development and the provision of 'Dark Zones' for commuting and foraging bats. Reason - To allow continued use of the site by commuting and foraging bats, which are a species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended, and in order to comply with policy EN15 of the Core Strategy and paragraph 185c of the NPPF.		

condition no.	condition details	date submitted	date discharged
23	Prior to the commencement of the new-build element of the development, details of surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards, shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the following information: • Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable; • Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building; • Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site; • Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required; • Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice; • Hydraulic calculation of the proposed drainage system; • Construction details of flow control and SuDS element The approved scheme shall be implemented before first occupation of the development. Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.	25.10.25	please see attached drainage plan
24	No development shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before first occupation of the development and thereafter managed and maintained in accordance with the approved details. Those details shall include: a. Verification report providing photographic evidence of construction as per design drawings; b. As built construction drawings if different from design construction drawings; c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.		
25	a. Notwithstanding the approved details, prior to the commencement of development, a scheme for acoustically insulating the proposed residential accommodation against noise from Chester Road and Great Jackson 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. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shalll be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole building ventilation): Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 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 requirement. b. The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the acoustic report approved under part a. above and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units are first occupied. Any instances of non-conformity with the approved acoustic report shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units are first occupied. Reason - To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.		

condition no.	condition details	date submitted	date discharged
26	a) Notwithstanding the approved details, prior to first occupation, the buildings, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment, so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. b) Upon completion of the development, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the acoustic consultant's report approved under a) above shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has 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 agreed noise criteria and timescales for the implementation of those measures. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.	25.10.25	there is no externally mounted equipment - so no test dat is required
27	a) Prior to procurement and installation of any boilers, a scheme for boiler emissions shall be submitted to and approved in writing by the City Council as local planning authority. b) Prior to occupation of the development any agreed mitigation measures shall be implemented in full and verification of the measures shall be submitted to and approved in writing by the City Council as local planning authority. The approved measures shall remain in situ whilst the use or development is in operation. Reason: To secure a reduction in air pollution in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.	25.10.25	all boilers are electric; electric boilers do not create any omissions
28	Prior to any works above ground floor slab level on the new-build element of the development, a scheme for the storage (including segregated waste recycling) and disposal of refuse relating to the proposed use shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.		
29	a) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority. b) Prior to occupation 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 light consultant's scheme approved under a) above. The report shall 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. Those measures shall be implemented in full before any of the dwelling units are first occupied. 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.		
30	The development hereby approved shall be carried out only in accordance with the recommendations of the Crime Impact Statement Version B: 18th July 2022 reference 2007/1245/CIS/01 by Greater Manchester Police, as relevant to that phase. No building shall be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to that phase. Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester. No part of the development shall be occupied unless and until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking. Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.		

condition no.	condition details	date submitted	date discharged
31	No part of the development shall be occupied unless and until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking. Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.		
32	a) Before first occupation of the development, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. b) Within six months of first occupation of the development, the results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan approved above shall be fully implemented, prior to first occupation of the development, and shall be kept in operation at all times thereafter. Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.		
33	Before first occupation of the development, an on-street disabled parking bay shall be provided at the expense of the applicant in a suitable location that has been agreed in writing by the City Council as local planning authority. Reason - In the interests of providing sustainable development, pursuant to the NPPF and policy DM1 of the Core Strategy.		
34	The apartments (C3) hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.		
35	No externally mounted telecommunications equipment shall be mounted on any part of the development, including the roofs. Reason - In the interest of visual amenity pursuant to policy DM1 of the Core Strategy		