

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

Barlow
Barlowood Holdings Limited
20 Wenlock Road
London
N1 7GU

Agent (if used)

Mr Paul Chandler-King
Iceni Projects
WeWork Dalton Place
29 John Dalton Street
Manchester
M2 6FW

Part 1 – Particulars of the application/development

Proposal: Erection of building part 4, part 5 storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) with associated access, parking, cycle storage, landscaping, and other ancillary works following demolition of existing building.

Location: Renshaw House, Hyde Grove, Manchester, M13 9LQ

Date of application: 20 May 2024

Application number: 140060/FO/2024

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

Condition(s) attached to this decision

0) Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included discussions about the form and design of the development and amended details and drawings have been provided by the applicant. The proposals are considered to be acceptable and appropriately worded conditions are proposed.

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:

Planning Statement dated May 2024(including Statement of Community Involvement) (notwithstanding reference to the type and quantum of Accommodation proposed in connection with the originally submitted scheme
 Archaeological Desk Based Assessment dated March 2024 issue v.1
 Broadband Connectivity Assessment Issue 0.1 dated 01.05.2024
 Construction Management Plan May 2024
 Crime Impact Statement Version : 07.05.2024 reference :2024/0058/CIS/01
 Health and Safety Method Statement and Associated Risk and COSHH Assessment related to demolition works dated 15 November 2024
 Design and Access Statement (revised by Design and Access Addendum received 15.11.2024).
 Phase 1 Desk Study Report dated February 2024 Final Report - Report No. 100948
 Preliminary Ecological Appraisal reference : 81-561-R1-1 dated January 2024
 Tree Survey ref: 231010
 Transport Statement Issue 1 06.05.2024
 TV and Radio Reception Impact Assessment Issue 0.1 dated 16th April 2024
 Stage 1 Preliminary UXO Study Report Ref: PRA-24-2414
 Site location plan ref: (544)2337-GWP-01-00-D-A-(PA) 0001 rev..P01
 Topographical Survey plan ref: (544)2337-GWP-01-00-D-A-(PA) 0002 rev.P01
 Demolition Ground Floor Plan ref: (544)2337-GWP-01-00-D-A-(PA) 0006 rev.P03
 Demolition First Floor Plan ref: (544)2337-GWP-01-00-D-A-(PA) 0007 rev.P02
 Received 20th May 2024
 Proposed substation (544)2337-GWP-01-GF-DR-A-(PA) 0024 rev.P03
 Received 12th August 2024
 Student Need Assessment received 1st October 2024
 Proposed site plan (544)2337-GWP-01-00-D-A-(PA) 0008 rev.P05
 Proposed ground floor plan (544)2337-GWP-01-GF-D-A-(PA) 0009 rev.P09
 Proposed first floor plan (544)2337-GWP-01-01-D-A-(PA) 0010 rev.P06
 Proposed second floor plan (544)2337-GWP-01-02-D-A-(PA) 0011 rev.P06
 Proposed third floor (544)2337-GWP-01-03-D-A-(PA) 0012 rev.P06
 Proposed fourth floor (544)2337-GWP-01-04-D-A-(PA) 0013 rev.P07
 Proposed roof plan (544)2337-GWP-01-RL-D-A-(PA) 0015 rev.P07
 Proposed North West elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0016 rev.P06
 Proposed North East elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0017 rev.P06
 Proposed South West elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0018 rev.P06
 Proposed South East elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0019 rev.P06
 Proposed Section A (544)2337-GWP-01-ZZ-D-A-(PA) 0020 rev.P05
 Proposed Section B (544)2337-GWP-01-ZZ-D-A-(PA) 0021 rev.P05
 Proposed Context elevations (544)2337-GWP-01-ZZ-D-A-(PA) 0022 rev.P05
 Proposed Materials Study Ref: (544)2337-GWP-01-02-D-A-(PA)-0023 Rev P03
 Proposed Boundary Treatments Ref: (544)2337-GWP-01-XX-DR-A-(PA)-0028 Rev P04
 Typical Window Reveal Detail Ref: (544)2337-GWP-01-XX-D-A-(PA)-0029 Rev P01
 Typical Window and Scalloped Cladding Ref: (544)2337-GWP-01-XX-D-A-(PA)-0030 Rev P01
 CGI View from Hyde Grove
 CGI View from Hyde Grove (Dusk)
 CGI View from Plymouth Grove
 Design and Access Addendum dated November 2024
 Landscape Layout - Ground Floor ref: 4623 101 E
 Landscape Layout - Roof Floor ref: 4623 102 C
 Planting Plan ref: 4623 201 C
 Air Quality Assessment ref: P7207-R1-V3 dated 15th November 2024
 Arboricultural Impact Assessment ref: 231010b AIA

Arboricultural Method Statement ref: 231010b MS
 Biodiversity Metric Report Reference: 81-561-R2-6 dated November 2024
 External Daylight and Sunlight Study ref: 12016 Rev 1 dated 08.11.2024
 External Lighting Strategy ref: MJC-XX-XX-69-RP-0001 dated November 2024
 Drainage Strategy ref: 30094-BGL-XX-XX-RP-C-00002 V4 dated 6th November 2024
 Environmental Standards Statement dated 4th November 2024
 Gateway One Fire Statement ref: 00280-XX-XX-RP-FE-0001 Rev 02
 Flood Risk Assessment ref: 30094-BGL-XX-XX-RP-C-00001 V4
 Heritage Statement Addendum dated 12th November 2024
 Environmental Noise Survey and Noise Impact Assessment ref: 31068/NIA1 rev.2 dated 8th November 2024
 Transport Statement Addendum Note ref: 4178 TSAN.01
 Ventilation Strategy ref: MJC-XX-XX-57-RP-0001 dated November 2024
 Received 15th November 2024
 Student Management Plan dated November 2024 received 21st November 2024
 Financial Viability Assessment dated December 2024 received 18th December 2024
 Typical Studio bedroom layout ref: (544)2337-GWP-01-XX-D-A-(PA)-0031 Rev P01
 and Typical DDA Studio Bedroom layout ref: : (544)2337-GWP-01-XX-D-A-(PA)-0032 Rev P01
 Received 6th February 2025
 Agent email confirming use of bricks within the proposed development date 10th February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Notwithstanding the draft Construction Management Plan, prior to the commencement of development (including demolition works) a detailed demolition and construction management plan outlining working practices, shall be submitted to and approved in writing by the City Council as local planning authority. The submitted management plan shall include:

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Identify measures to reduce noise emissions;

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

Reason - To safeguard the amenities of nearby residents and for highway safety reasons and protection of wildlife pursuant to policies SP1, EN15, EN19, DM1 of the Manchester Core Strategy (2012).

4) Notwithstanding the colouration of the brickwork shown on Proposed Materials Study Ref: (544)2337-GWP-01-02-D-A-(PA)-0023 Rev P03, prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

This shall include the creation of a sample panel on site, and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of finishes to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the development.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to the installation of the substation and external cycle store, shown on plan ref: (544)2337-GWP-01-GF-DR-A-(PA)-0024 rev.P03, , samples and specifications of all materials to be used on all external elevations of the substation and external cycle store 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 agreed 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) The development shall only be carried out in accordance the recommendations set out in sections 3.3 and 4 of Crime Impact Statement Version : 07.05.2024 reference :2024/0058/CIS/01the 20th May 2024. The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

7) a) Prior to the commencement of the development (including demolition work), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Labour 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 Labour Proposal.
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives.

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

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

8) Notwithstanding the Drainage Strategy, 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.

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 policies within the NPPF and NPPG and Manchester Core Strategy (2012) policies EN08 and EN14.

9) 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 8, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 8.

- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

- 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 scheme shall be implemented and thereafter 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 national policies within the NPPF and NPPG and local policies EN08 and EN14.

10) a) The development shall be implemented in accordance with the Phase 1 Desk Study Report February 2024 received by the City Council as local planning authority on 20th May 2024.

b) 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 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.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation 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 in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the 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 EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

11) Within 3 months of the commencement of development (excluding demolition work), full details of off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority. Such works shall include:

- Required amendments to TRO's at Hyde Grove to protect the service access and parking bays for disabled users
- Reinstatement of footway to Hyde Grove and Plymouth Grove frontage.
- Upgrade of the pelican crossing to a puffing crossing on Plymouth Grove.

The development shall not be occupied until the highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed details.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy (2012).

12) Prior to the commencement of development, with the exception of demolition and site clearance, a Delivery and Servicing Management Strategy shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of any loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:

- Designated delivery drop-off points
- Delivery and servicing hours for the site
- Provision of clear signage in common areas to guide delivery drivers to the drop-off point;
- Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries;
- Establish specific delivery hours for residents of the development where possible;
- Periodically review how the drop-off process is working and encourage resident feedback;
- Set up a secure delivery holding area within the development; and
- Monitor Security Concerns.

The development shall operate in accordance with the agreed strategy.

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

13) Prior to the first occupation of the development hereby approved an Arrival/Departure Strategy in relation to the development shall be submitted to and agreed in writing by the City Council as local planning authority. The strategy shall set out details of how cars arriving and departing the site at the beginning and end of academic year are to be managed. The development shall be subsequently carried out in accordance with the agreed strategy.

Reason - To ensure that an appropriate strategy is in place to deal with peak periods of car arrivals and departures to the site and to minimise the impacts on the surrounding highway network pursuant to policy T2 and DM1 of the Manchester Core Strategy (2012).

14) Prior to the first occupation of the development hereby approved a detailed Travel Plan in relation to that phase shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the residential accommodation hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those residing or employed in the development;
- (2) A commitment to surveying the travel patterns of occupiers and staff during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development within any phase, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. 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 reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

15) Prior to the first occupation of the development hereby the space and facilities for bicycle parking shown on the plans referenced in condition no.2 be installed, retained and permanently reserved for bicycle parking for users of the development.

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 mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

16) The on street car parking spaces as identified on the approved plans listed within condition 2 of this decision shall be laid out, demarcated and be ready for use prior to the first occupation of the residential accommodation associated with the phase of development in which the car parking is located. The parking spaces shall be available for use at all times whilst the development is in

operation.

Reason - To ensure that there is adequate car parking for the development proposed when the building is in use, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy (2012)

17) a) Finalised detailed designs and colouration the external lighting in the locations specified in the External lighting Strategy ref: External Lighting Strategy ref: MJC-XXXX-69-RP-0001 dated November 2024, 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 agreed details.

b) Prior to occupation of the respective phase of 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 scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

18) a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use 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 use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

19) a) The acoustic insulation of the development hereby shall be carried out in accordance with the measures in the Environmental Noise Survey and Noise Impact Assessment ref: 31068/NIA1 rev.2 dated 8th November 2024.

b) Prior to the first occupation of the development, a verification report shall be submitted to and agreed 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 acoustic insulation scheme. 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 agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved Unitary Development Plan policy DC26

20) a) Prior to above ground works, a scheme for the acoustic insulation and treatment of the non-residential areas (gym, social /communal space), to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the gym, social /communal space is brought into use.

b) Prior to the first use of the gym, social /communal space 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties. pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved Unitary Development Plan policy DC26.

21) a) Notwithstanding the information referenced in condition no.2, prior to above ground works, a scheme for the storage and disposal of refuse (including pulpable recyclables and food waste) for the development , shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to the PBSA being first brought into use, finalised details for the management of the internal storage area and strategy for segregation of recyclable waste of that unit shall be submitted to and approved in writing by the City Council as Local Planning Authority.

c) 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 of the occupiers, once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) No vegetation or tree clearance shall take place during the optimum period for bird nesting between 1st March and 31st August inclusive, unless nesting birds have been shown to be absent by a suitably qualified expert prior to vegetation being cleared and such confirmation being submitted to and agreed in writing by the City Council as local planning authority.

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

23) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment ref: 231010b AIA; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(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 measures for the protection of any retained tree within the Arboricultural Impact Assessment ref: 231010b AIA, and Arboricultural Method Statement ref: 231010b MS 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 Manchester Core Strategy (2012).

24) 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 Manchester Core Strategy (2012).

25) a) The approved hard and soft landscaping scheme as set out within the approved landscape drawings listed within condition 2 of this decision notice shall be implemented within 12 months of the first use of the of development.

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes to be installed at the development and the timescale for their installation shall be submitted to and approved in writing by the

City Council as Local Planning Authority. The bat and bird boxes shall thereafter be installed in accordance with the agreed details and approved timescale and thereafter be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

27) The removal of Tree refs: T1 and T2 referenced within the Arboricultural Impact Assessment ref: 231010b AIA, and Arboricultural Method Statement ref: 231010b MS shall be undertaken utilising soft-felling techniques as outline in section 4.3.3 of the in the Preliminary Ecological Appraisal e3p ref. 81-571-R1-1.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

28) If no development commences within 12 months of the date of consent, a further survey of the site and locality for badger setts and bat roosts shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

29) Prior to any works on the proposed development commencing (excluding demolition), a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:

- A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.
- B) Descriptions of the management operations necessary to achieving aims and objectives.
- C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.
- D) Details of monitoring needed to measure the effectiveness of management.
- E) Details of the persons responsible for the implementation and monitoring.
- F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.
- G) Reporting on years 1, 2, 5, 10, 20 and 30'.

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).

30) The student accommodation element of the development hereby approved shall be used as purpose-built student accommodation (PBSA) (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including 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).

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

31) Within 3 months of the completion of the development, a verification statement/certification shall be submitted to and approved in writing, by the City Council as local planning authority confirming the incorporation of the specified measures detailed within the submitted Environmental Standards Statement dated 4th November 2024 as listed within condition 2 of this decision. Any deviations from the approved details shall be clearly set out along with measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

32) Prior to above ground works , finalised detailed cross section drawings at 1:50 scale of the elevation and window openings, and detailed specification of windows and louvres panels 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 agreed 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

33) The office window at ground floor level and landing windows directly above to the western side gable, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent to a height of 1.7m above internal floor level and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012)

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

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.

Applications for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

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 reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act

Construction/demolition works shall be confined to the following hours:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

A UXO Safety Briefing to all personnel conducting ground works should be undertaken.

Date: 22 August 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