

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

Mr Gary Ata
Noble Design and Build
C/o Agent

Agent (if used)

Mr David Tye
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Variation of condition 3 (Approved drawings and Documents) attached to planning permission 113713/FO/2016 as amended by 119143/NMC/2018 to amend the mix of 1 bed and 2 bed apartments, create new additional internal staircase for fire safety reasons, replacement of inset balconies to Church Street and Red Lion Street elevations with Juliet balconies and insertion of a fire door.

Location: Development Site , Red Lion Street/2 Union Street, Manchester, M4 1PT

Date of application: 14 February 2025

Application number: 141738/JO/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

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 on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 16.12.2016

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The demolition of the retained wall to Union Street down to ground floor level hereby permitted shall not be undertaken before the following has been submitted to and that evidence agreed by the City Council as local planning authority.

- (a) evidence of funding for the development;
- (b) evidence of Gateway 2 Approval for the approved development of the site; and
- (c) a contract for the carrying out of the building works for the re-commencement of the redevelopment

Reason - For the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing retained wall to Union Street 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Dwg 001 Rev C (Submitted 23rd August 2016);

(b) Covering Letter dated 09 February 2018 (jr171141dt01) and Accommodation schedule (Apartment Types - Area Schedule, dated 09 February 2018);

(c) Dwgs GA Basement floor plan 10522 P-110 Rev A (stamped as received on 27-08-25), GA ground floor plan 10522 P-111 Rev B, GA first floor plan 10522 P-112 Rev C, GA second floor plan 10522 P-113 Rev D GA third floor plan 10522 P-114 Rev D, GA fourth floor plan 10522 P-115 Rev D, GA fifth floor plan 10522 P-116 Rev D, GA sixth floor plan 10522 P-117 Rev D GA seventh floor plan GA 10522 P-118 Rev D, eighth floor plan 10522 P-119 Rev C, GA ninth floor plan 10522 P-120 Rev D, GA tenth floor plan 10522 P-121 Rev D all stamped as received on 13-12-24 and and P012 Rev 2 Roof Level NMA Planning Amendments;

(d) Dwgs P101 Rev J (21st October 2016), P014 Rev 3 Catlow Lane Elevation NMA Planning Amendments, P015 Rev 3 Church Street Elevation NMA Planning Amendments and SK 02 025 Courtyard NMA Planning Amendments, 10522 P-919 REVP03 NO.2 UNION ST - STREET ELEVATION (stamped as received on 04-08-25) and 10522 P-200 Rev B Red Lion Street Elevation;

(e) SK 02 027 Duplex Type A* Planning Amendments, SK 02 028 Duplex Type B* Planning Amendments, SK 02 029 Apartment Type A Planning Amendments, SK 02 030 Apartment Type C Planning Amendments, SK 02 031 Apartment Type C+ Planning Amendments, SK 02 032 Apartment Type D* Planning Amendments, SK 02 033 Apartment Type D Planning Amendments, SK 02 034 Apartment Type D1 Planning Amendments, SK 02 035 Apartment Type E Planning Amendments 33) SK 02 036 Apartment Type E+ Planning Amendments, SK 02 037 Apartment Type F Planning Amendments, SK 02 038 Apartment Type G Planning Amendments, SK 02 039 Apartment Type H Planning Amendments, SK 02 040 Apartment Type I Planning Amendments and SK 02 041 Apartment Type J Planning Amendments

(f) Dwgs P-205 Rev G (Submitted 23rd August 2016),

(g) Dwgs A-a, P-301 Rev B (Submitted 23rd August 2016), B-b, P-302 Rev B (Submitted 23rd August 2016) and C-c, P-303 (Submitted 23rd August 2016);

(h) Dwgs Typical Bay Detail Type 1 (Submitted 21st October 2016), 8914 P-402 Rev B, Typical Bay Detail Types 2, 3 & 4 (Submitted 21st October 2016), 8914 P-403 Rev B, Typical Bay Detail Types 5 & 6 (Submitted 21st October 2016) as amended by P-916 REV F SECTION 73 ALTERNATION stamped as received on 08-07-25;

(i)VOOmoo01 Rev C (Submitted 23rd August 2016), Footway Design Rigid Vehicle Swept Path Analysis 1793-01/ATR102) Rev C (Submitted 23rd August 2016) and Loading Bay/Footway Design 1793-01/SK101, Rev B (Submitted 23rd August 2016);

(j) RED LION STREET JAE/11748 METHODOLOGY FOR TREATMENT OF UNION STREET FAÇADE 2 July 2025 by Thomasons stamped as received on 07-07-25, VOOMOO Ltd Red Lion Street/2 Union Street, Manchester, M4 1PT Method Statement stamped as received on 04/08/25 and Dwg 10522 P-920 REV P03 NO.2 UNION ST - REINSTATED FACADE stamped as received on 04/08/25;

(k) RSL Manchester - Programme 4c stamped as received on 01-09-25

(l) Recommendations in Crime Impact Assessment Version C : 25th July 2016
REFERENCE: 2015/1105/CIS/01;

(m) Recommendations of Bat Survey, by Rachel Hacking Ecology (Submitted 23rd August 2016); and

(n) Waste Management as shown in dwgs Waste Management P-124D GA GROUND FLOOR PLAN - WASTE and Waste Management P-123C GA BASEMENT PLAN - WASTE

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC19.1 , DC20 and DC26.1.

4) a) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- *hand sized samples and specifications of all materials to be used on all external elevations;

- *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and

- *a programme for the production of the full sized sample panels and strategy for quality control management; and

- *a full sample of a new window

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

and

(b) Prior to above ground development submission of a Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as Local Planning Authority in accordance with the programme and dwgs as agreed above.

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.

5) Notwithstanding the details as set out in condition 2 (i) RED LION STREET JAE/11748 METHODOLOGY FOR TREATMENT OF UNION STREET FAÇADE 2 July 2025 by Thomasons stamped as received on 07-07-25, VOOMOO Ltd Red Lion Street/2 Union Street, Manchester, M4 1PT Method Statement stamped as received on 04/08/25, Dwg 10522 P-919 REVP03 NO.2 UNION ST - STREET ELEVATION stamped as received on 04/08/25 and Dwg 10522 P-920 REVP03 NO.2 UNION ST - REINSTATED FACADE stamped as received on 04/08/25 within 3 months of the demolition to ground floor the following details (including where appropriate specification and method statement) shall be submitted to and approved in writing by the City Council as Local Planning Authority.

(a) Final design for the windows to include detailed sections through the head, cill, reveal, glazing bars and frames;

(b) Detailed design and finish of railings to ground floor windows;

(c) Details of replacement brick, mortar samples and pointing samples;

(d) A method and samples for cleaning the red paint off the lower level brickwork;

(e) Any repairs / replacement needed to stonework;

(f) Detailed design of the new / reinstated doors; and

(g)Details of new reinstated arches;

The rebuilding of the Union Street shall be implemented in accordance with the approved details and the building shall not be occupied unless and until all of the above has been agreed and the reconstruction of the wall completed.

Reason - In the interests of visual amenity and careful attention to building work is required to protect the character and appearance of the rebuilt Union Street Wall to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

6) The development shall be implemented in accordance with the following:

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies DM1, EN14 EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

7) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

8) The details of an emergency telephone contactor number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy

9) (a) The development shall be implemented in accordance with the following:

CCG-C-18-10508 - GROUND INVESTIGATION AT RED LION STREET, MANCHESTER NOVEMBER 2018 (and any recommendations) and

Gas monitoring data in response to the EHO Memo dated 28-01-19 and Gas and Water Monitoring Results

(b) 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.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the 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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

10) The development shall be carried out in accordance with the Recommendations in Crime Impact Assessment Version C : 25th July 2016 REFERENCE: 2015/1105/CIS/01

The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

11) The development shall be implemented in accordance with the following:

CL8299-01 REV A - DRAINAGE STRATEGY, PUBLIC SEWER NOTICE and United Utilities APPROVAL NOTICE EC4831 170719 received on 17-07-19; (CDN/19/0126)

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8))

12) Prior to occupation of any part of the development details of an information panel that explains why the façade has been retained shall be submitted to and approved by the City Council as Local Planning authority. The agree panel shall be installed prior to occupation of any part of the building and shall remain in situ in perpetuity.

Reason: In accordance with NPPF Section 12, Paragraph 141 - Given that the original condition was not complied with and such that the heritage interest, both built and buried, was never fully investigated, but part of the significance of the site is to be retained and restored in the façade of 2 Union Street and to make information about the retained archaeological heritage interest publicly accessible.

13) The development shall be implemented in accordance with the following:

CL8299-01 REV A - DRAINAGE STRATEGY, PUBLIC SEWER NOTICE and United Utilities APPROVAL NOTICE EC4831 170719 received on 17-07-19;

Dwg CL7876/16 Rev A;

SWF's Union Square Manchester Limited, Red Lion Street, Manchester, STORM WATER / SUDs MAINTENANCE PLAN; and

STORM SEWER DESIGN by the Modified Rational Method - Design Criteria for Storm

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant policies EN14 and DM1 of the Core Strategy for Manchester.

14) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To prevent the increased risk of flooding and to ensure the future maintenance of the surface water drainage system, pursuant to policy EN8 of the Manchester Core Strategy.

15) Prior to the commencement of the development other than demolition, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) No later than 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).

16) Notwithstanding the Residential Management Strategy, prepared by Urban Bubble dated 24-10-16 prior to the first use of the development hereby approved, a detailed management plan including:

*Details of the strategy for the letting of the residential accommodation

*Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal) and noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

*full details of a maintenance strategy for the areas of public realm adjacent to the site including surfaces, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

*details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal) and noise management of communal

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

17) The development hereby approved shall include a building lighting scheme for the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed. The approved scheme shall be implemented in full before the development is first occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy

18) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Axis dated 07-16. In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel , pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

19) The development shall be implemented in accordance with the following:

(a) Specifications and recommendations within BWB's Red Lion Street, Manchester, Revised Noise Impact Assessment dated 19/08/16;

Noise level standards as set out in BWB's document on Vent Ducting (Silencer) and Internal Noise Levels in Rooms in dBA; and

Details of Ventilation Louvres received on 24-07-19

Noise levels from external sources including from elsewhere within the building must not exceed the levels as set out below:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Any sound and vibration insulation scheme must be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands.

(b) Prior to occupation of any residential unit a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts affecting the residential accommodation (in line with the criteria set out above) from external and adjacent noise sources including other potential uses within the building must be formally submitted to and approved in writing by the City Council as local planning authority.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

20) Prior to occupation of:

- (a) the residential development; and
- (b) each commercial units;

a scheme for the acoustic insulation of any plant including internal, externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment.

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strateg

to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location 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 equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

21) The development hereby approved shall be carried out in accordance with the Environmental Standards Statements dated July 2016 and Code for Sustainable Homes

Pre-Assessment Report dated August 2016 both prepared by Element Sustainability. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

22) No part of the development shall be occupied unless and until details of a parking management strategy for residents has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the residential element of the development hereby approved is first occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

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

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

24) Notwithstanding the TV reception survey, by Taylor dated 15th December 2015 within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

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

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

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

26) If during works to convert the building to the use hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15

27) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies Dm1 and SP1.

28) The development hereby approved shall include for full disabled access to be provided to the main residential entrances to the floors above.

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

29) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

30) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as Class E (a),(b) (Unit 3 only) or (c) use only within the commercial as detailed in dwg P-111B GROUND FLOOR PLAN stamped as received on 13/12/24

Reason - In accordance with the application form and to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy policies DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5

31) Before any Class E (b) use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before the unit is first occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

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

32) Final details of the method of extraction of any fumes, vapours and odours from any Class E (b) use within Unit 3 shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of that unit The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

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

33) Before any use hereby approved commences, within each of the ground floor units details of the proposed operating hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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

34) The development shall be implemented in accordance with the strategy for working with the residents of 4-6 Union Street to design the courtyard space as shown in dwg number 8914 P-111 Rev H as set out in the letter from Paul Butler Associates dated 08 February 2018 (CDN/18/0084).

Final details of the scheme shall then be submitted to and agreed in writing by the City Council as Local Planning Authority and the approved scheme fully implemented prior to occupation of any of the approved residential accommodation.

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 residents of 4-6 Union Street in accordance with Core Strategy Policies SP1 and DM1.

35) Prior to occupation of any of the commercial units details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy

36) 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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved 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.

37) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

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

38) Unless shown in the approved plans set out within condition 2, the window(s) at ground level shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

39) The 38 cycle parking spaces shall be fully implemented as shown in dwg P-110 BASEMENT FLOOR PLAN

The residential accommodation shall not be occupied unless and until the above cycle parking spaces are in place

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

40) No doors (other than those designated as fire exits) shown on Dwg P-111B GROUND FLOOR PLAN stamped as received on 13/12/24 shall open outwards onto adjacent public highway.

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

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

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

42) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people or couples (or a couple and unrelated person) sharing a dwelling.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

43) The development shall be implemented in accordance with the following:

(a) RED LION STREET JAE/11748 METHODOLOGY FOR TREATMENT OF UNION STREET FAÇADE 2 July 2025 by Thomasons stamped as received on 07-07-25, VOOMOO Ltd Red Lion Street/2 Union Street, Manchester, M4 1PT Method Statement stamped as received on 04/08/25, Dwg 10522 P-919 REVP03 NO.2 UNION ST - STREET ELEVATION stamped as received on 04/08/25 and Dwg 10522 P-920 REVP03 NO.2 UNION ST -REINSTATED FACADE stamped as received on 04/08/25:

(b) Within 3 months of the demolition of the Union Street wall to ground floor levels the photographic record and evidence of storage in the proposed courtyard area prior to reuse as set out within the VOOMOO Ltd Red Lion Street/2 Union Street, Manchester, M4 1PT Method Statement stamped as received on 04/08/25 shall be submitted and approved in writing by the City Council as Local Planning Authority.

Reason

In the interests of visual amenity and careful attention to building work is required to reinstate the character and appearance of the rebuild facade building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester

44) Prior to the rebuilding of the Union Street façade commencing full and final details of rebuilding informed by the detailed survey to be approved by condition 43 including a detailed methodology and setting out drawings shall be submitted and approved by the City Council as Local Planning Authority

Reason - In the interests of visual amenity and careful attention to building work is required to reinstate the character and appearance of the rebuild facade building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester

45) The development shall be implemented in accordance with the following:

RSL Manchester - Programme 4c stamped as received on 01-09-25

all works to rebuild the Union Street wall shall be complete prior to occupation of any part of the building.

Reason

To ensure that Union Street facade is reconstructed in a timely manner following its demolition to ground floor level, in the interests of visual amenity and because careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

49) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

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

Mining Information

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

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'.

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

Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times,

unless changed by prior agreement. Noise to be kept to a minimum in the first hour.
Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.
As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: <http://iaqm.co.uk/guidance>

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant
Application 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:
Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

Generator: The routine maintenance and servicing of any emergency generator shall be confined to Monday to Friday 08:00 to 18:00 hours.

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Details of how the demolition and construction process will control of noise and vibration shall be agreed with MCC Environmental Protection Officers as a minimum, they will require details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the noisier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established).

Cadent Gas Ltd own and operate the gas infrastructure within the area of your

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

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

Date: 4 September 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

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

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.