

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142467/FO/2025

Date registered valid: 4 June 2025

Proposal: Erection of three storey side extension and associated external alterations to create Purpose Built Student Accommodation (Use Class Sui Generis) comprising 28no bedspaces.

Address: 120-124 Grosvenor Street, Manchester, M1 7HL

Ward(s): Hulme Ward

Applicant: Mr Abdullah Muhammad Grosvenor Holding MCR Limited

Agent (if any): Ms Flavia Invernizzi Street Design Partnership

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20/08/2025

Application details

Type of application: Full Application Consent

Development type: Major Other

Date of site visit:

Standard consultations:

Printed: 9 June 2025 Expired: 30 June 2025

Neighbour notifications

Printed: 9 June 2025 Expired: 30 June 2025

Site notice

Posted: 10 June 2025 Expired: 1 July 2025

Press advert

Published: 17 June 2025 Expired: 8 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the detached three storey property present at 120-124 Grosvenor Street. The site is bounded by Grosvenor Street, as well as Sidney Street and Hillcourt Street. The property is a mid to late Victorian former end terrace building that originally abutted a property to the east, now demolished, and backed onto a row of terrace properties to the north. The western facing elevation of the property features a former cart entrance and cobbled access. The building is completed in red brick and a slate tile roof. The northern elevation of the property features a now redundant goods lift, the property's eastern facing elevation features a rear yard and an elevation completed in render where it had previously abutted another property. The use of the application site at ground floor comprises of 4no commercial units, this being 1no bar/drinking establishment use (Sui Generis), 1no café (Class E(b)), and 2no Class E retail units. The site's upper floors are vacant having last been in use as offices (Class E (g)(i)).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms that of the Oxford Road Corridor, an extension of the City Centre of Manchester that provides access to its heart and that of the neighbouring university campuses. Built development along the corridor varies significantly in age, design and scale, with larger tower blocks in the form of Circle Square being situated to the north of where the Mancunian Way crosses over Oxford Road. Built development closer to that of the application site is typically smaller scale, with a row of commercial properties situated to the west of it being only three storey. Immediately to the north of the site lies the Sugden Sports Centre. To the south of the application

site lies the Grade II listed former Picturehouse and Former Adult Deaf and Dumb Institute. To the west of the site lies All Saints Park and the eight storey Grosvenor Building, to the east of the site lies the Grade II listed Oddfellows Hall and 94-98 Grosvenor Street. Neighbouring uses largely comprise of light commercial class E retail uses, drinking establishment uses, takeaway uses and educational uses, the latter forming part of the Manchester Metropolitan University Campus.

Description of development

The application seeks consent for the erection of a three storey side extension, creation of student accommodation at first and second floors and other associated external alterations.

The proposed three storey side extension would be located in the north-eastern corner of the site in place of an existing single storey lean-to side extension, with it being set back from the property's main elevation to Hillcourt Street. The extension would provide a new stair and lift core to provide access to the site's upper floors. Externally, the extension would feature a flat roof and curved front corner, then being completed in Corten panels with concealed fixings. The extension's front elevation would then feature a Corten ground floor canopy, front door, and 2no windows above, with decorative perforated Corten cladding detail.

Other external works include the reworking of the property's roof. The works would see the removal of the property's internal facing roof slopes and the creation of a flat roof that would then sit below the property's ridges. Such works would allow for the property's enclosed rear outrigger to be extended in height to form a full three storeys. The proposed plans note that reclaimed bricks from elsewhere on the property will be used in the extension of the outrigger.

All of the property's windows would be repaired and repainted. New windows that would match the existing would then be introduced in bricked up former openings to both its Sidney Street and Hillcourt Street elevations. This is with the exception of 2no ground floor windows within the property's Hillcourt Street elevation which would serve a bin store and would be treated with perforated corten panels. Basement windows and lightwells would be reinstated to the building's Grosvenor Street and Sidney Street elevations, with 3no existing basement windows to be replaced with more historically sensitive units. Replacement timber doors would then be inserted within the property's Grosvenor Street and Hillcourt Street elevations.

The property's corner shopfront to Sidney Street and Grosvenor Street would see its existing external roller shutters and modern shopfront frame removed, with a brick stallriser, timber shopfront, front door and general repair works then proposed.

The site's existing western boundary treatment, a timber fence painted black, would be removed and replaced with a reclaimed brick wall.

The proposals would also see numerous repair works that include brick and mortar repairs, fascia repair, stone step repair, front door fanlight, lift hoist repair, lift hoist door repair and door surround reinstatement.

Other external works comprise of the removal of redundant cabling and other paraphernalia, removal of extract louvres and air intake and subsequent replacement with internal riser and rooftop extraction.

Internally, at ground floor the proposal would see the creation of a bin store and cycle store for the student accommodation above, as well as an entrance off of Grosvenor Street, and an additional stair and lift core off of Hillcourt Street. At first floor 14no self-contained bedrooms, all with en-suite bathrooms, would be created, with a shared communal lounge/kitchen. The same

arrangement would then be repeated at second floor, totalling a provision of 28 no bed spaces. 2 no bedrooms would be DDA compliant.

The existing ground floor commercial units would store their waste within a sub-divided open air bin store located off of Grosvenor Street and the unnamed pedestrianised cut through that runs along the eastern boundary of the application site.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

132276/FO/2021 - Change of use of existing unused first floor rear areas from last known use, light industrial (Class B2), to a function room (Class A3) and microbrewery (Class B2) to form part of the Sandbar which is on the ground floor. Second floor rear areas change of use from last known use, light industrial (Class B2) to offices (Class B1). New internal stair from Sandbar to the first floor areas. Internal reconfigurations to create safe separation and access between different uses. New window to Sidney Street – Application Approved June 2022.

115205/FO/2017 - Placement of tables and chairs on the pavement for licensed drinking – Approved April 2017.

113858/FO/2016 - Change of use from storage areas to Shop (Use Class A1) at first floor and 2 No. residential flats at second floor together with erection of new stair and lift access – Approved February 2017.

070461/FO/2003/C2 - Change of use to cafe/takeaway and elevational alterations – Application approved May 2004.

052942/FU/CITY2/97 - Change of use of part ground and part first floor to Class A3 (Food and Drink) – Approved November 1997.

052511/JO/CITY2/97 - Removal of condition 6 on application 046097/FU/CITY2/94 (change of use to A3 (Food & Drink) use) – Approved March 1998.

046097/FU/CITY2/94 - Change of use from office/ storage to restaurant/sandwich bar & cafe/bar and 2 no retail units on ground floor with 1st & 2nd floors manufacturing to offices retaining 2 no retail units on 1st floor – Approved December 1994.

Consultations & Notification Responses

Publicity – The application site was advertised by way of site and press notice and notification letters were sent to surrounding properties. No comments were received.

Arborist – An arboricultural impact assessment should be submitted.

Environmental Health – No objection subject to conditions relating to acoustics, odour control/extraction, plant acoustics, waste management, clean air intake, contaminated land and demolition/construction hours.

Greater Manchester Archaeological Advisory Service – No objection.

Greater Manchester Ecology Unit – No objection subject to a condition relating to bat and bird box provision, and that no external works be undertaken during the main bird nesting season (March – August).

Greater Manchester Geological Unit – No objection received.

Greater Manchester Pedestrian's Society – No objection received.

Design for Security at Greater Manchester Police – No objection subject to the development completed in accordance with secured by design standards.

Highway Services – No objection subject to conditions relating to cycle storage, off-site highway works, student move in/move out strategy, delivery and service management, waste management and a construction management plan.

Manchester Metropolitan University – No objection received.

MCC Flood Risk Management – No objection subject to a condition requiring the submission of a surface water drainage scheme.

Transport for Greater Manchester – No objection.

United Utilities – No objection subject to a condition relating to surface water drainage.

University of Manchester – No objection received.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Stat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-S4 – Flood Risk and the Water Environment
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC5 – Transport
- Policy CC7 – Mixed Use Development
- Policy CC9 – Design and Heritage
- Policy H12 – Purposed Built Student Accommodation
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy EN17 – Water Quality

- Policy EN18 – Contaminated Land and Ground Stability
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink uses
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Oxford Road Corridor Strategic Regeneration Framework Guidance (SRFG) (2019)

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy for Waste

Issues

Principle of the Development

The application seeks the alteration, extension and change of use of a partially vacant building within the Oxford Road Corridor. The siting of purpose built student accommodation (PBSA) within this location is considered to meet the tests as set out in Core Strategy Policy H12, with the site being well located with regard to access to public transport links and Manchester's university campuses, as well as seeing the regeneration of a long standing vacant building. On this basis, the proposal is considered to accord with Core Strategy Policies SP1, EC3, CC1, CC2, CC4, CC7, H12, C10 and DM1, and Places for Everyone Plan Policies JP-Strat1 and JP-Strat2 in principle, subject to the matters discussed below.

Visual Amenity and Heritage

The application site, is a Victorian end-terrace former warehouse property with surviving lift hoist and lift hoist doors. The property is one of the older surviving buildings within the Oxford Road Corridor and is emblematic of the former character of the area during the height of Manchester's industrial age. Due to this, the application site is considered to be a non-designated heritage asset. Despite this significance, the site has been subject to a large number of unsympathetic additions, this includes unauthorised and poorly designed signage, bricked up former window openings, unauthorised air intake and extract points, and low quality boundary treatment.

The proposal would see the extension and significant repair of the property. The proposed three storey side extension would feature a prominent curved corner and see the creation of a new stair core and lift access. The proposed extension would be completed in Corten panels with concealed fixings, as well as perforated decorative Corten panels. The extension would also feature 3no windows, one per floor, as well as an external canopy. The contemporary design of the extension would allow it to sit comfortably alongside the application property, without the extension competing for visual dominance. It is noted the roof of the extension would have a stepped appearance due to the nature of the roof shape and lift overrun. In order to confirm its appropriateness, final design details regarding the lift overruns and material finish shall be submitted to and approved in writing by the Local Planning Authority. A condition requiring the construction of a sample panel for the development, shall also be attached in the event of an approval in order to ensure the development's material appropriateness and quality.

To facilitate the creation of full height second floor across to the entirety of the property, the proposal would see the increase in height of the property's rear outrigger extension. In real terms this would require the height of its external wall being increased by several new bands of brick, and the reworking of its roof. The proposed plans note that reclaimed brick from demolished elevations will be utilised to ensure a visually consistent finish, as well as like for like slate tiles. This approach is considered acceptable subject to planning conditions that would require a strategy for the reuse of existing bricks and samples of reclaimed bricks and slates where necessary.

As part of the façade decluttering works, external louvres would be removed from the proposal and an internal riser and external flue installed in their place. The proposed flue would discharge to the property's flat roof, though its final design has not been confirmed. It is considered that a concealed flue would be a clear visual improvement on site compared to that of the unattractive and utilitarian existing louvres. Subject to planning condition that will see final design details of this flue submitted to the Local Planning Authority for approval, the development is acceptable in this regard. Any such condition will also require the flue to be screened from views along the public highway.

Other external works would also see the installation of a new brick wall boundary treatment in place of the existing dilapidated timber fence that currently lines the site. This would allow for the site's external area to look like an original design feature, rather than a neglected external yard. The site's existing corner shopfront to Grosvenor Street and Sidney Street would also be renovated, seeing the removal of the modern shopfront frame, and the subsequent installation of a historically sympathetic brick stallriser and timber shopfront. Subject to conditions that would require material samples of the new boundary wall and shopfront to be submitted to the Local Planning Authority for approval, this element of the development is considered would significantly improve the appearance of the application site, also uplifting the appearance of the neighbouring street scene.

As part of the proposed works numerous external repair and reinstatement works are proposed; this comprises of the repair and reinstatement of windows to all floors, including reinstatement of basement lightwells; decluttering of redundant cables and air intake and extract points; repair of doors and door surrounds; insertion of new doorway to northern facing elevation; brickwork and mortar repairs; stonework and render repairs; hoist door and lift hoist repair; and new rainwater pipes. The cumulative benefit of the repairs and decluttering works listed above, is considered would drastically improve the appearance of the application site, bringing it back the site back to its former glory. Subject to conditions that would require final details of these works, as well as material samples where relevant, it is considered that the proposal is acceptable in this regard and is in accordance with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, and the National Planning Policy Framework.

Residential Amenity

The proposal would see the extension and external alteration of an existing building to facilitate the creation of student accommodation comprising of 28no bedspaces. Neighbouring uses within the area comprise of a mix commercial uses, this comprises of the ground floor bar (Sui Generis), hot food Class E(b) use and Class E(a) use; bar and live music use at the opposite the site at the Flour and Wagon, as well as to the south-west at the Deaf Institute (Both Sui Generis), gym and indoor sports centre to the north-east at the Sugden Centre, as well as multiple educational uses to the south and south-east. All proposed bedspaces would be lit by natural light and have a proper outlook to the street scene below. 2no of the 28no bedspaces would be fully accessible. Environmental Health do not object in principle to the siting of residential development on site but stipulate that this is subject to a planning condition that would require the submission of an

acoustic and overheating assessment, as well as a subsequent verification report. Environmental Health have also requested conditions requiring the submission of a method for clean air intake.

In response to works that would declutter the property's, including the removal of extraction points to the ground floor commercial units, an internal riser would be created which would then discharge to the property's roof. Environmental Health do not object to this arrangement subject to conditions that would require the submission of a scheme for fume control and extraction, as well as a scheme for plant acoustics. Subject to such conditions the development is acceptable in this regard.

Environmental Health have also requested that hours of construction and demolition be controlled by planning condition. It is considered that the imposition of such a condition would be unreasonable and would fall under the domain of Environmental Health regulation rather than planning regulation. In light of this, no such condition will be attached in the event of an approval.

In order to secure high quality student accommodation, as part of any approval, a student wellbeing strategy and residential management strategy will be conditioned. Subject to such conditions, the development is acceptable in this regard and accords with Core Strategy Policies H12, C10 and DM1, Saved Unitary Development Plan Policy DC10 and the National Planning Policy Framework.

Criminal and Anti-social Behaviour

The submission has been accompanied by a Crime Impact Statement which details measures that will be incorporated into the design of the development in order to prevent and deter criminal and anti-social behaviour. Greater Manchester Police do not object to the submission subject to the development being completed in accordance with secured by design standards. Subject to a condition that would require the submission to be implemented in accordance with the submitted Crime Impact Statement and require evidence to be submitted demonstrating that a secured by design accreditation has been achieved, it is considered the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Ecology

The application site is entirely comprised of hard standing, though the site neighbours 5no semi-mature trees over the western and eastern boundaries of the site. The Arborist has requested that prior to the commencement of any works that an arboricultural impact assessment be submitted that will confirm how the trees will be protected during the implementation of the proposed scheme. In the event of an approval, such a condition will be attached to the decision notice. The Greater Manchester Ecology Unit do not object to the proposal subject to a biodiversity net gain being achieved on site via the provision of bat and bird boxes, as well as an informative requiring that no external works take place during the main bird nesting season. The submission has been accompanied by an ecology report and bat study, which found evidence that bats were active in the local area but that the application site had no presence of bat roosting nor foraging. In light of this information, it is considered appropriate to attach an informative in the event of an approval notifying the applicant of the protections that bats and bat roosts are subject to.

In order to ensure a biodiversity net gain is achieved on site, a condition will be attached in the event of an approval that would require a scheme for the installation of bat and bird boxes on site to be submitted for approval. Subject to such a condition, as well as one that would see the submission of an arboricultural impact assessment, and an informative relating to protected species, the development is acceptable with regard to ecology and therefore complies with Places

for Everyone Plan Policy JP-G8, Core Strategy Policies EN15 and DM1, and the National Planning Policy Framework.

Ground Conditions

The proposal would see the breaking of ground within the north-west corner of the site to allow for the construction of the proposed three storey extension. It is not known if there is a risk of contaminants on site but given the site's previous industrial use it is considered this is a possibility. Environmental Health have requested that a condition requiring the submission of a preliminary risk assessment and a remediation strategy should contamination be found. Subject to such a condition, it is considered the proposal is acceptable in this regard and therefore accords with Core Strategy Policies EN18 and DM1, and the National Planning Policy Framework.

Flood Risk and Drainage

The application site lies within Flood Zone 1 where the risk of flooding is lowest, notwithstanding this however, to the south of the site, less than 100m away, an area lying with flood zone 2 is situated. The site is entirely compromised of hard standing, and this would not be altered by the proposals. A drainage plan, detailing that the site will be serviced by 4no new rainwater pipes that will discharge to the existing system. United Utilities and MCC Flood Risk do not object to the proposals subject to conditions that would require the submission of a detailed scheme for the drainage of surface water. Subject to such a condition, the proposal is considered would not present an unacceptable risk to local flood risk and would be acceptable in regard to drainage, all in accordance with Places for Everyone Plan Policy JP-S4, Core Strategy Policies EN14 and DM1, and the National Planning Policy Framework.

Highway Safety

The site is bound by Grosvenor Street to the south, a one way road providing access to Oxford Road from Upper Brook Street; Sidney Street to the west, a back street that runs parallel to Oxford Road; Hillcourt Street to the north, a cobbled side road; and a pedestrianised access road to the west that then leads to the Sugden Sports Centre and associated surface car park. It is considered the application site lies within a highly sustainable location within the City Centre and in walking distance of public transport links and neighbouring amenities. No on or off street parking would be lost as a result of the implementation of the proposal, and no car parking facilities are proposed. 10no cycle storage spaces would be provided at ground floor for soul use by the student accommodation above. Highways have recommended that the applicant consider carriage upgrades to Hillcourt Street as it is cobbled and in poor condition. Hillcourt Street is a dead end road that is cordoned off from general vehicular access and thus sees very limited vehicular traffic. It is therefore considered unreasonable to require the applicant to redevelop/improve Hillcourt Street at their own expense. In light of this, it is considered that subject to a condition requiring the submission of a highway condition survey, the development's impact on Hillcourt Street is acceptable. Highways have also requested conditions requiring the provision of cycle storage facilities on site, a construction management plan, student move in / move out strategy, waste management plan and delivery and service management details. Subject to such conditions, it is considered that the development is acceptable in this regard and would not have an unacceptable impact on local highway safety in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The proposal would see the creation of a new dedicated internal waste store for the student accommodation, and the redesign of the waste store's at ground floor. The proposed residential

waste store would be located at ground floor and would be capable of storing 3no 1100 litre bins and 3no 240 litre bins. Bins from the store would be presented along Sidney Street for collection.

The existing commercial waste management arrangement on site see's the property ground floor bar use utilise an open air bin store along the site's eastern boundary as a waste store. The store is cluttered with general waste and the unit's bins. The site's ground floor commercial Class E(b) use storing its bins on the public highway along Sidney Street. The proposed development would see the removal of the aforementioned external waste store cleared and then sub-divided into two separate stores for use by each unit. Bins from the store would then be presented for collection along Grosvenor Street. Environmental Health do not object to the proposal. It is considered necessary that in the event of an approval that a condition be attached requiring the submission of evidence that the agreed arrangement has been implemented. Subject to such a condition the development is acceptable in this regard and therefore accords with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-S4, JP-G8 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC2, CC4, CC5, CC7, CC9, H12, C10, EN1, EN3, EN14, EN15, EN16, EN17, EN18, EN19 and DM1, Saved Unitary Development Plan Policies DC10, DC18 and DC26, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

Conditions to be attached to decision for approval

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

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

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

- o PS.01 Revision B: Student Accommodation Location and Block Plans
- o PS.02 Revision E: Student Accommodation Proposed Plans (Received 14/08/2025)
- o PS.03 Revision D: Student Accommodation Proposed Elevations
- o PS.04 Revision F: Student Accommodation Proposed Elevations (Received 14/08/2025)

- o PS.05 Revision B: Student Accommodation Proposed Planning Section (Received 17/04/2025)
- o PS.06: Student Accommodation Cross Sections AA & BB
- o PS.07 Revision A: Student Accommodation Cross Sections CC & DD
- o PS.08 Revision A: Proposed Bay Study (Received 14/08/2025)
- o PS.09 Revision C: Student Accommodation Proposed Site Plan (Received 14/08/2025)
- o PS.13 Revision A: Shop Front Works Elevations and Sections
- o PS.14 Revision C: Waste Strategy Plan (Received 14/08/2025)
- o Sustainability & Energy Efficiency Statement Design and Access Statement - Annex 01 April 2025 (Prepared by Street Design Partnership; Received 17/04/2025)
- o Outline Construction Management Plan Design and Access Statement - Annex 02 April 2025 (Prepared by Street Design Partnership; Received 17/04/2025)
- o Full Planning Application Submission: 120-124 Grosvenor Street, Manchester, M1 7HL (Prepared by Street Design Partnership; Received 17/04/2025)
- o Layout Rationalisation and Internal Distribution Principles Design and Access Statement - Annex 03 May 2025 (Prepared by Street Design Partnership; Received 08/05/2025)
- o Preliminary Ecological Appraisal and Bat Scoping Report (Prepared by Leigh Ecology; Received 04/06/2025)
- o Bat Emergence Survey Report (Prepared by Leigh Ecology; Received 18/06/2025)
- o Noise Impact Assessment of a Proposed Residential Development (Prepared by ACA Acoustics; Received 14/05/2025)
- o Crime Impact Statement (Prepared by Greater Manchester Police Design for Security; Received 06/05/2025)
- o Grosvenor House Redevelopment Delivery and Servicing Management Strategy (Received 23/05/2025)
- o Student Management Plan (Received 23/05/2025)
- o Framework Travel Plan (Prepared by Eddisons; Dated May 2025; Received 08/05/2025)
- o Waste Management Strategy (Received 18/03/2025)
- o Delivery and Servicing Management Strategy (Received 30/07/2025)

Stamped as received by the City Council as Local Planning Authority on 25/07/2025, unless specified otherwise.

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

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

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;

- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

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

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

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed, and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

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

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

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

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

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

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

6) a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, as well as end use, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and operation of the development.

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

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

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

c) Within three months of the commencement of the approved use, a detailed report which takes into account the information and outcomes about local labour recruitment, for the end use of the development, pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

7) Prior to the commencement of the development hereby approved, a surface water drainage layout for the application site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- o Evidence of drainage hierarchy adherence.
- o Finalised surface water drainage layout including all components, levels and connectivity.
- o Evidence of connection approval in principle.
- o Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

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

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

8) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been 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.

b) 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 is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

9) a) Prior to commencement of the development, a scheme for clean air intake shall be submitted to and approved in writing by the City Council as local planning authority.

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

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

10) Prior to the commencement of the development an arboricultural impact assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority. The assessment shall include information of all street trees adjacent to the application site and how they will be protected from the works hereby approved.

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

Reason - In the interest of protecting neighbouring trees and local biodiversity in accordance with Core Strategy Policies EN15 and DM1, and the National Planning Policy Framework.

11) a) Before the development commences, a scheme for acoustically insulating the proposed residential accommodation against noise from Grosvenor Street, Oxford Road and other nearby major roads shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial premises such as the nearby licensed premises and those commercial units within the existing building.

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

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

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

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

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

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating pursuant to policy DM1 of the Core Strategy, Saved Unitary Development Plan Policy DC26 and to reflect the guidance contained in the National Planning Policy Framework.

12) Prior to the commencement of the development, final details on the design of the internal riser and roof extraction hereby approved, as well as all external louvres to be removed as part of the development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. Any proposed extraction equipment shall be screened from views along the public highway.

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

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

13) Prior to the commencement of any works in relation to the three storey side extension hereby approved, final design details of the extension's lift overrun, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

14) Prior to the installation of the perforated panels hereby approved, material samples of the panels shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

15) Prior to the commencement of any works in relation to the property's hoist doors and lift hoist to Hillcourt Street, a detailed repair methodology, with scaled elevational plans, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

16) a) Prior to the commencement of any works in relation to the property's existing windows, a window repair survey shall be submitted to and approved in writing by the City Council as Local Planning Authority. The survey shall identify which windows are to be repaired and, if applicable, which are to be replaced.

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

b) Upon the discharging of part a of this condition and prior to the installation of any new windows hereby approved, detailed elevations and sections that will ensure new windows shall be an exact match to existing upper floor windows, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

17) Prior to the commencement of any works in relation to the installation of any basement windows and lightwell reinstatement works, hereby approved, scaled elevations, layout plans and cross sections, as well as material samples where appropriate, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

18) Prior to the commencement of any works to the property's doors, information to satisfy the following shall be submitted to and approved in writing by the City Council as Local Planning Authority. For clarity any such scheme shall include detailed elevations and sections, as well as material samples where appropriate:

- a) Design and materiality of replacement Grosvenor Street doors and door surround restoration works
- b) Details of door fanlight reinstatement to Grosvenor Street

- c) Design and materiality of front door to three storey extension to Hillcourt Street
- d) Design and materiality of bin store door to Hillcourt Street
- e) Design and materiality of timber door surround and door detail to ground floor commercial units off Hillcourt Street.

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

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

19) Prior to the commencement of any works in relation to the repair of the property's original brickwork and mortar, a strategy that shall identify all areas of repair, as well as material samples of replacement brick and mortar, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

20) Prior to the commencement of any works in relation to the re-rendering of the property's eastern facing gable wall, samples of the render to be used shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

21) Prior to the commencement of any works in relation to the property's shopfront, exact details to satisfy the following, shall be submitted to and approved in writing by the City Council as Local Planning Authority. For clarity any such scheme shall include detailed elevations and sections, as well as material samples and repair methodology where appropriate:

- a. Brick stallriser design and finish, including brick type, topping detail and mortar
- b. Window design and finish
- c. Fascia and pilaster repair and finish
- d. Door, door surround and fanlight design and finish
- e. Step repair

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

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

22) Prior to the commencement of any works in relation to the building of the boundary wall hereby approved. Final details on the wall's capping and access doors, as well as material samples of the brick, capping detail and mortar to be used in the wall's finish, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

23) Prior to the commencement of any roof works hereby approved, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a. Strategy for the removal and reuse of existing bricks in the property's outrigger's upward extension, as well as material samples of any new brick in the extension of the elevation should they be required.
- b. Strategy for the reuse of slate tiles in the new roof slope, as well as material samples of new tiles where required

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

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

24) Prior to the commencement of any works to the property's cills and its stone steps to Grosvenor Street, a repair methodology for the works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

25) Prior to any works in relation to the property's fascias, gutters and downpipes, information to satisfy the following shall be submitted to and approved in writing by the City Council as Local Planning Authority. For clarity any such scheme shall include detailed elevations and sections, as well as material samples where appropriate:

- A) Details of repair, and where necessary replacement, fascias
- B) Details of new gutters
- C) Details of all new down/rainwater pipes

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

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

26) Prior to the first occupation of the development, a scheme for the removal of graffiti, any redundant externally mounted equipment, extraction louvres, cabling and any other paraphernalia, as well as the simplification of required equipment, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved measures shall be implemented as part of the development and be completed prior to its first occupation.

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 in accordance with policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

27) a) The upper floor student accommodation and ground floor commercial units shall store and present their waste and recycling for collection in accordance with the submitted Waste Management Proforma (Received 18/03/2025) and drawing no.PS.14 Revision C (Received 14/08/2025) for the lifetime of the development.

b) Prior to the occupation of the residential development hereby approved, evidence that will demonstrate that the approved commercial waste store, as shown on drawing no.PS.14 Revision C, has been implemented and is in operation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

28) a) The development shall be completed in accordance with submitted ecology report prepared by Leigh Ecology (Received 04/06/2025).

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

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

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

29) Prior to the first occupation of the development a Student move in/move out Operation Management Strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should include provision of time slots and management arrangements.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation the development and thereafter be adhered to for the lifetime of the development.

Reason - To ensure appropriate servicing management arrangements for moving in and out of the development are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

30) Prior to the first occupation of the purpose-built student accommodation building, a student wellbeing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented as part of the first occupation of the development and thereafter retained.

Reason - In the interest of ensure student welfare pursuant to policy DM1 of the Manchester Core Strategy (2012).

31) Prior to the first occupation of the approved purpose-built student accommodation, a detailed Residential Management Strategy, including that listed below, following shall be submitted to an approved in writing by the City Council as Local Planning Authority.

- o Details of the 24 hour management of the site, in particular in relation to servicing, refuse (storage and removal) and noise management of communal areas.
- o 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.
- o Details for a residential parcel delivery strategy, including delivery drop off-points and delivery holding area.

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 pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

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

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

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

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

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

34) a) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 06/05/2025. The development shall only be carried out in accordance with these approved details.

b) 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.

35) Prior to the first use of the development, details of any roller shutters to the ground floor shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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

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

37) a) Fumes, vapours and odours from the existing ground floor commercial units shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

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

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

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

38) a) Notwithstanding the approved Noise Assessment (Prepared by ACA Acoustics; Dated 08/05/2025; Received 14/05/2025), 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 policy DM1 of the Core Strategy, Saved Unitary Development Plan Policy DC26 and to reflect the guidance contained in the National Planning Policy Framework.

39) The development hereby approved shall be carried out in accordance with the Framework Travel Plan, prepared by Eddisons (Dated May 2025), received by the City Council, as Local Planning Authority, on the 08/05/2025.

In this condition a Travel Plan means a document which includes:

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

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

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

40) The development hereby approved shall be carried out in accordance with the submitted Sustainability & Energy Efficiency Statement, stamped as received by the City Council, as Local Planning Authority on the 17/04/2025. A post construction review certificate/statement shall be submitted for approval, within four months of the practical completion of the development, to the City Council as Local Planning Authority.

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

41) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the building hereby approved being first occupied.

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

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

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

43) No doors to ground floor spaces (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

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

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

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

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

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

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

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

47) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours for the lifetime of the development hereby approved:

07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

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

48) The provision of 10no cycle spaces, as indicated on drawing no. 7499 PS.02 Rev E, received by the City Council as Local Planning Authority on 25/07/2025, shall be implemented prior to the first occupation of the residential element of the development hereby approved and shall be retained and maintained in situ for as long as the development remains in use.

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

49) The student accommodation 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 Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Informatives

1) Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
United Utilities Water PLC
Greater Manchester Pedestrians Society
Greater Manchester Geological Unit
Manchester Metropolitan University
University Of Manchester

133B Grosvenor Street, Manchester, M1 7HE
Scruffy Murphys And Holy City, Grosvenor Street, Manchester, M1 7HL
The Pub Zoo, 126 Grosvenor Street, Manchester, M1 7HL
Flat 14, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 13, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 6, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 5, 126 York Street, Ardwick, Manchester, M1 7XN
Hillcourt Street Cycles, 1 Hillcourt Street, Manchester, M1 7HU
Flat 17, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 16, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 15, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 12, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 11, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 10, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 9, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 8, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 7, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 4, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 3, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 2, 126 York Street, Ardwick, Manchester, M1 7XN
Flat 1, 126 York Street, Ardwick, Manchester, M1 7XN
133 Grosvenor Street, Manchester, M1 7HE
Sand Bar, 120 Grosvenor Street, Manchester, M1 7HL
135 Grosvenor Street, Manchester, M1 7HE
Ground Floor And First Floor, The Deaf Institute, 135 Grosvenor Street, Manchester, M1 7HE
122 Grosvenor Street, Manchester, M1 7HL
124 Grosvenor Street, Manchester, M1 7HL
Dominoes Pizza, 126 York Street, Ardwick, Manchester, M1 7XN
131 Grosvenor Street, Manchester, M1 7HE
Sugden Sports Centre, 114 Grosvenor Street, Manchester, M1 7HL
Flat 2, Scruffy Murphys, 126 Grosvenor Street, Manchester, M1 7HL
Flat 1, Scruffy Murphys, 126 Grosvenor Street, Manchester, M1 7HL
111 Grosvenor Street, Manchester, M1 7HE
133A Grosvenor Street, Manchester, M1 7HE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL