

Our Ref: 04C100075

Application ref: 141175/JO/2024

24 October 2025

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**APPLICATION REFERENCE: 141175/JO/2024 - RENAISSANCE HOTEL COMPLEX - S73
APPLICATION IN RELATION TO RESIDENTIAL DEVELOPMENT UNDER PLANNING PERMISSION
REFERENCE: 132088/FO/2021**

On behalf of our client, Deansgate SOF Alliance LeaseCo Limited (the Applicant), we write in connection with the current Section 73 application (ref: 141175/JO/2024) relating to the above development. The purpose of this letter is to clearly identify the full list of amendments sought under the S73 application and detail the final supporting documentation relating to the amendments. This letter also details conditions to be updated as a result of the below amendments and the further information provided during determination.

S73 - Proposed Amendments

The full list of amendments sought under application reference: 141175/JO/2024 is set out below. These amendments have been split up into two separate lists (2024 and 2025) for clarification on which amendments were included in the original submission and which amendments have been added to the S73 during determination. This formatting aligns with the updated Design and Access Statement which has been submitted with this letter and should be read in conjunction.

2024 Amendments

- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated firefighting lobbies. All apartment layouts amended.
- Minor elevation amendments to ground floor.
- Internal floor plate extended into previous / consented external terrace area. Therefore, floor massing increased where identified on level 14-27.
- Scale, massing and elevation amendments proposed where the floorplate is extended.
- New decorative louvres added to south facing elevation Level 20.

- New duplex units proposed with entry at level 26 and upper floor accommodation at level 27 connected via an internal stair. Please note the approved height of the building is not affected but elevation changes are proposed to floor 27.
- New external plant proposed above the primary core but within the footprint of level 27.
- New upper roof to level 27 duplex accommodation with roof void above level 27 plant located directly above the primary core.
- Overall building gross internal area (GIA)/ net internal area (NIA) and mix changed, but total number of apartments remains as approved (300no. units).

2025 Amendments

- Spatial reconfiguration of amenity, plant, operation, cycle parking and service rooms. All apartment layouts amended.
- Roof terrace layout amended at Level 14.
- Minor amendment to facade at Level 14 to include AOV Smoke Vents on the terrace. Metal rainscreen cladding with a bespoke perforated panel has been added to conceal the smoke extract fan.
- Smoke shaft to terminate on the South façade.
- Private terrace removed at Level 27. Omitted to consolidate the volume and elevation facing the Cathedral.
- Plant spaces amended and vertical louvred plant screen introduced at roof level. Additional plant has been added to the roof as a consequence of the number of smoke vents needed to support the BSA requirements. The plant screen has been sized to a minimum and recessed from the main façade to ensure there is no impact on the street views.
- Floor to floor heights have been adjusted to accommodate structural and services design amendments. The overall height difference has been increased by 150mm.
- Amendments of curtain wall from LG1 to L01.
- Base of Irwell block amended.
- To reinforce the idea of a simpler volume and to simplify the structure design, a precast lintel has been added connecting both blocks and simplifying the volume.
- Design of the CW system (mullion arrangement) has been amended on Victoria Bridge St elevation to standardize glass panel sizes.
- Design of the CW system (mullion arrangement) on Deansgate and River Irwell elevation has been amended to achieve a more unified street level façade and to suit amended internal layouts.
- Mirrored Juliet balcony arrangement applied to all elevations.
- Added Juliet balconies to Ground floor CW systems to achieve a more unified street level facade.

- Removal of ground floor terrace facing River Irwell elevation on amenity areas to simplify detail, waterproof line and thermal line.
- Glass louvres added on CW system for air inlet to smoke shaft.
- Wider precast panel to consolidate facade and simplify CW design.
- Location of metal panels with bespoke perforated design on stepped terraces amended to suit new internal layouts and re-location of smoke extract fan on level 18.
- New external doors to Service Yard to suit internal layouts.
- Re-configuration of car park and parking bays reduced from 34 to 31.
- Patterned ceramic frit glazed spandrel with glazed in slot ven replaced for anodized perforated metal panel.
- Overall building gross internal area (GIA)/ net internal area (NIA) and mix changed, but total number of apartments remains as approved (300no. units).

The amendments above do not alter the conclusions made within the supporting Planning Statement submitted with the S73 application (2024) and the previous supporting Planning Statement (2021) submitted with the full application. As such, these documents remain valid.

The amendments have additionally been assessed from an EIA perspective and it has been confirmed they are in conformity with the findings of the ES (2021) and the ES Addendum (2024) and do not give rise to any new or materially different likely significant effects. The submitted ES and addendum (2024) therefore continues to provide a robust assessment for decision-making. No further EIA work or the submission of further environmental information is required to support the S73 planning application. The 2021 ES and 2024 ES addendum remain valid and an appropriate EIA for the proposed development. The full Statement of Conformity has been submitted with the suite of documents supporting this S73.

Discussions with the local planning authority (LPA) have confirmed the in-principle support for the revised proposals and it has been agreed that the planning mechanism that should be used to secure the amendments is Section 73 of the Town and Country Planning Act.

A comprehensive list of proposed revised conditions, to reflect the above amendments, has been set out at **Appendix I**. This list of conditions also includes re-worded conditions in light of the pre-commencement conditions already discharged from permission reference: 132088/FO/2021 and conditions to be discharged as per the information discussed and submitted below.

Discharge of Conditions

As part of this S73 application additional material has been submitted to deal with conditions attached to permission 132088/FO/2021. The conditions this material relates to have been set out below and amended wording for each condition is proposed as part of the conditions tracker set out at **Appendix I**.

Condition 3a

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

- *baseline 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 a strategy for quality control management; and*

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."

Condition 3a Information

The following information has been submitted to discharge this condition:

- Façade Schedule & Quality Plan prepared by JMA dated 23.10.25.

Condition 9

Condition 9 Wording

"Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.

**Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25.*

**Details of surface water attenuation that offers a reduction in surface water runoff rate to greenfield runoff rates;*

**An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*

**Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*

**Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building. This shall include surcharged outfall considerations where applicable.*

**Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*

**Hydraulic calculation of the proposed drainage system;*

**Construction details of flow control and SuDS elements.*

Where surface water is connected to the River Irwell, agreement in principle from Peel is required. An email of acceptance of proposed flows and/or new connection will suffice.

For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.

Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved"

Condition 9 Information

The following information has been submitted to discharge this condition:

- Drainage Strategy (ref: REN-REN-BB-B2-RP-00010 Rev P01) prepared by Renaissance dated 18.07.25.

Supporting Material (including EIA)

The application is accompanied by a suite of supporting technical reports which have been updated to address the amendments proposed under this Section 73 application. The list of documents has been prior agreed with the LPA and take account of the documents submitted in 2024 and 2025.

Any documentation (including EIA chapters) not listed below but submitted under application reference: 132088/FO/2021 therefore still remains valid and it has been determined that the conclusions of such reports/ chapters are not affected by the amendments sought under this Section 73 application.

A list of the full suite of documentation submitted with this application, including the content of the ES Addendum can be found below (items highlighted in red have been issued October 2025 and any other items not highlighted have been submitted to the LPA prior):

Documents

- **This S73 letter (including conditions tracker);**
- Application forms and certificates;
- Daylight and Sunlight Supplementary Assessment;
- **Design and Access Statement Addendum (S73 document - No.03 dated 23.10.25);**
- Environmental Statement Addendum, including:
 - Town and Visual Impact Assessment;
 - Heritage;
 - Wind;

- EIA Statement of Conformity dated 02.09.25;
- Fire Strategy/ Safety Assessment;
- Noise Assessment;
- Planning Statement, including:
 - Blue and Green Infrastructure Statement (included in Section 5); and,
- Tall Buildings Statement
- Drainage Strategy (ref: REN-REN-BB-B2-RP-00010 Rev P01) prepared by Renaissance dated 18.07.25.
- Façade Schedule & Quality Plan prepared by JMA dated 23.10.25.
- External Envelope: Glass & Aluminium, Precast and Stone Facade Elements (ref: 1139-BDA-XX-ZZ-SP-Y-0001) prepared by BDA dated July 2025.

As the overall number of residential units proposed is not changing as a result of the amendments proposed, it has been agreed with the local planning authority that an updated financial viability assessment is not required to support the Section 73 application.

Drawings

The following drawings listed under the consent Ref:132088/FO/2021 have been revised under the Section 73 application and submitted:

- 150_MP_02_2200 Rev C
- 150__B2_02_2200 Rev C
- 150 _B2_02_2201 Rev C
- 150_B2_02_2202 Rev B
- 150_B2_02_2203 Rev B
- 150_B2_02_2214 Rev B
- 150_B2_02_2215 Rev B
- 150_B2_02_2216 Rev B
- 150_B2_02_2218 Rev B
- 150_B2_02_2220 Rev B
- 150_B2_02_2221 Rev A
- 150_B2_02_2222 Rev B
- 150_B2_02_2224 Rev B
- 150_B2_02_2226 Rev B
- 150_B2_02_2227 Rev B
- 150_B2_02_2228 Rev B
- 150_B2_02_2298 Rev C

- 150_B2_02_2299 Rev C
- 150_B2_04_2200 Rev B
- 150_B2_04_2201 Rev B
- 150_B2_04_2202 Rev C
- 150_B2_05_2200 Rev B
- 150_B2_10_4202 Rev B .

The following drawings have been added in this Section 73 application and submitted:

- 150_B2_02_2213 Rev A
- 150_B2_02_2217 Rev A
- 150_B2_02_2219 Rev A
- 150_B2_02_2223 Rev A
- 150_B2_02_2225 Rev A

The following approved drawings have not been altered and have not been re-submitted:

- 150_B2_00_1000
- 150_B2_00_1001
- 150_B2_10_4200
- 150_B2_10_4201
- 150_B2_10_4203
- 04150_B2_10_4204

The following approved drawings have been removed:

- 150_B2_02_2204
- 150_B2_02_2209

Summary

The planning application is accompanied by a comprehensive suite of supporting documents and drawings. The scope of submission has been agreed with Officers during pre-application discussions.

I trust that the above and enclosed information is sufficient to enable the determination of this application. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



Lauren Neary
Associate



For and on behalf of Avison Young (UK) Limited

Appendix I – Conditions Tracker

Renaissance - Conditions Tracker

NB. Please note that this tracker contains the full conditions attached to planning permission reference: 132088/FO/2021 and the subsequent actions required as part of the S73 planning application.

	Condition proposed to be amended			
	Condition already discharged and wording to be amended			
	Condition to remain as is and carried forward			
No	Summary of Condition	Trigger	Condition Wording	Action/ Amended Condition Wording
1	Expiration date	Compliance	The development must be begun not later than the expiration of three years beginning with the date of this permission.	Condition to be carried forward.
2	Permitted documents and plans	Compliance	(a) 150 B2 00 1000 Residential Block 2 Existing Site Location Plan and 150 B2 00 1001 Residential Block 2 Existing Site Plan; (b) 150 B2 02 2298 Proposed Level -02 General Arrangement Plan Rev A, 150 B2 02 2299 Proposed Level -01 General Arrangement Plan Rev A, 150 B2 02 2200 Proposed Ground Floor Arrangement Plan, 150 B2 02 2201 Proposed Level 01 General Arrangement Plan Rev A, 150 B2 02 2202 Proposed Level 02 General Arrangement Plan, 150 B2 02 2203 Proposed Level 03-08 General Arrangement Plan, 150 B2 02 2209 Proposed Level 09-13 General Arrangement Plan, 150 B2 02 2214 Proposed Level 14 General Arrangement Plan, 150 B2 02 2215 Proposed Level 15 General Arrangement Plan, 150 B2 02 2216 Proposed Level 16-17 General Arrangement Plan, 150 B2 02 2218 Proposed Level 18-19 General Arrangement Plan, 150 B2 02 2220 Proposed Level 20-21 General Arrangement Plan, 150 B2 022222 Proposed Level 22-23 General Arrangement Plan, 150 B2 02 2224 Proposed Level 24-25 General Arrangement Plan, 150 B2 02 2226 Proposed Level 26 General Arrangement Plan, 150 B2 02 2227 Proposed Level 27 General Arrangement Plan, 150 B2 02 2228 Proposed Roof Level General Arrangement Plan, 150 B2 04 2200 Residential Building - Block 2 Proposed East Elevation, 150 B2 042201 Residential Building - Block 2 Proposed North & South Elevation, 150 B2 04 2202 Residential Building - Block 2 Proposed West Elevation Rev A, 150 B2 05 2200 Proposed Section AA/BB Residential Building - Block 2, 150 B2 104200, Residential Building - Block 2 Bay Study 01, 150 B2 10 4201 Residential Building - Block 2 Bay Study 02, 150 B2 10 4202 Residential Building - Block 2 Bay Study 03, 150 B2 10 4203 Residential Building - Block 2 Bay Study and 04150 B2 10 4204 Residential Building - Block 2 Bay Study 05; (c) Dwgs 2664-PLA-RE-GF-DR-L-1000-S2-P12, 2664-PLA-RE-GF-DR-L-1001-S2-P13, 2664-PLA-RE-GF-DR-L-1002-S2-P10, 2664-PLA-RE-GF-DR-L-1003-S2-P09, 2664-PLA-RE-L01-DR-L-1009-S4-P01, 2664-PLA-RE-L01-DR-L-4003-S4-P01, 2664-PLA-RE-L02-DR-L-1005-S5-P05, 2664-PLA-RE-L02-DR-L-1007-S4-P05, 2664-PLA-RE-L02-DR-L-1008-S4-P05, 2664-PLA-RE-L02-DR-L-2001-S4-P04, 2664-PLA-RE-L02-DR-L-4001-S4-P05, 2664-PLA-RE-L02-DR-L-4002-S4- P02, 2664-PLA-RE-XX-SCH-L-0001-S2-P01, 2664-PLA-RE-GF-DR-L-4001-S2-P11, 2664-PLA-RE-L01-DR-L-1011-S2-P04, 2664-PLA-RE-L01-DR-L-1012-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03 and dwg 2664-PLA-XX-SK-L-0018-00, 2664-PLA-RE-XX-DR-L-7015 S2 P01, 2664-PLA-RE-XX-DR-L-5004-Detailed Paving Area, 2664-PLA-RE-XX-DR-L-7011-Metallic Louvre Fin Balstrade F10, 2664-PLA-RE-XX-DR-L-7014-Joint Connection Details and Vision Masterplan Tree Pits - GPR Survey Overlay 30-07-21 FF stamped as received by the City Council on 08-12-21 (d) Dwg 2664-PLA-XX-SK-L-0018-00 , Renaissance Manchester, Vision Masterplan Tree Pits - GPR Survey Overlay 30-07-21 FF stamped as received by the City Council on 08-12-21 (e)Waste Proforma Renaissance Residential Building dated 27-10-21(Residential only) (f) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version B: 27th October 2021 and Avison Young's e-mail dated 05-01-22 (g) Accommodation Schedule within Section 10.1 of the Property Alliance Group / Starwood Capital Group Renaissance Site Residential Building Design & Access Statement Issue No.02 13-12-2; (h) Sections 8.0, 10.0, 11.0, 13.0, 14.0 and 17.0 of the Property Alliance Group / Starwood Capital Group Renaissance Site Residential Building Design & Access Statement Issue No.02 13-12-21; (i) Archaeological Desk-Based Assessment Renaissance, Deansgate, Manchester Client: Property Alliance Group Ltd Technical Report: Ashley Brogan Report No:2021/37 Version 1 stamped as received by the City Council on 29-10-21; (j) Inclusions of measures and targets set out Environmental Standards and Circular Economy Statement, Renaissance, Deansgate, October 2021 by Turley Sustainability; (k)Implementation of Broadband installation in accordance with the GTech Surveys Limited Broadband Connectivity Assessment Renaissance;	Amended as follows: (a) 150 B2 00 1000 Residential Block 2 Existing Site Location Plan and 150 B2 00 1001 Residential Block 2 Existing Site Plan; (b) 150 B2 02 2298 Proposed Level -02 General Arrangement Plan Rev C, 150 B2 02 2299 Proposed Level -01 General Arrangement Plan Rev C, 150 B2 02 2200 Proposed Level 00 General Arrangement Plan Rev C, 150 B2 02 2201 Proposed Level 01 General Arrangement Plan Rev C, 150 B2 02 2202 Proposed Level 02 General Arrangement Plan Rev B, 150 B2 02 2203 Proposed Level 03-12 General Arrangement Plan Rev B, ~~150 B2 02 2209 Proposed Level 09-13 General Arrangement Plan Rev A, 150 B2 02 2215 Proposed Level 15 General Arrangement Plan Rev B~~, 150 B2 02 2216 Proposed Level 16-~~47~~ General Arrangement Plan Rev B, 150 B2 02 2217 Proposed Level 17 General Arrangement Plan Rev A, 150 B2 02 2218 Proposed Level 18-~~49~~ General Arrangement Plan Rev B, 150 B2 02 2219 Proposed Level 19 General Arrangement Plan Rev A, 150 B2 02 2220 Proposed Level 20 General Arrangement Plan Rev B, 150 B2 02 2221 Proposed Level 21 General Arrangement Plan Rev A, 150 B2 02 2222 Proposed Level 22-~~23~~ General Arrangement Plan Rev B, 150 B2 02 2223 Proposed Level 23 General Arrangement Plan Rev A, 150 B2 02 2224 Proposed Level 24-~~25~~ General Arrangement Plan Rev B, 150 B2 02 2225 Proposed Level 25 General Arrangement Plan Rev A, 150 B2 02 2226 Proposed Level 26 General Arrangement Plan Rev B, 150 B2 02 2227 Proposed Level 27 General Arrangement Plan Rev B, 150 B2 02 2228 Proposed Level Roof General Arrangement Plan Rev B, 150 B2 04 2200 Residential Building - Block 2 Proposed East Elevation Rev B, 150 B2 04 2201 Residential Building - Block 2 Proposed North & South Elevation Rev A, 150 B2 04 2202 Residential Building - Block 2 Proposed West Elevation Rev C, 150 B2 05 2200 Proposed Section AA/BB Residential Building - Block 2 Rev B, 150 B2 10 4200, Residential Building - Block 2 Bay Study 01, 150 B2 10 4201 Residential Building - Block 2 Bay Study 02, 150 B2 10 4202 Residential Building - Block 2 Bay Study 03 Rev B, 150 B2 10 4203 Residential Building - Block 2 Bay Study , 04150 B2 10 4204 Residential Building - Block 2 Bay Study 05 and 150 MP 02 2200 Masterplan Ground Floor Plan Rev C; (c) Dwgs 2664-PLA-RE-GF-DR-L-1000-S2-P12, 2664-PLA-RE-GF-DR-L-1001-S2-P13, 2664-PLA-RE-GF-DR-L-1002-S2-P10, 2664-PLA-RE-GF-DR-L-1003-S2-P09, 2664-PLA-RE-L01-DR-L-1009-S4-P01, 2664-PLA-RE-L01-DR-L-4003-S4-P01, 2664-PLA-RE-L02-DR-L-1005-S5-P05, 2664-PLA-RE-L02-DR-L-1007-S4-P05, 2664-PLA-RE-L02-DR-L-1008-S4-P05, 2664-PLA-RE-L02-DR-L-2001-S4-P04, 2664-PLA-RE-L02-DR-L-4001-S4-P05, 2664-PLA-RE-L02-DR-L-4002-S4- P02, 2664-PLA-RE-XX-SCH-L-0001-S2-P01, 2664-PLA-RE-GF-DR-L-4001-S2-P11, 2664-PLA-RE-L01-DR-L-1011-S2-P04, 2664-PLA-RE-L01-DR-L-1012-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03 and dwg 2664-PLA-XX-SK-L-0018-00, 2664-PLA-RE-XX-DR-L-7015 S2 P01, 2664-PLA-RE-XX-DR-L-5004-Detailed Paving Area, 2664-PLA-RE-XX-DR-L-7011-Metallic Louvre Fin Balstrade F10, 2664-PLA-RE-XX-DR-L-7014-Joint Connection Details and Vision Masterplan Tree Pits - GPR Survey Overlay 30-07-21 FF stamped as received by the City Council on 08-12-21 (d) Dwg 2664-PLA-XX-SK-L-0018-00 , Renaissance Manchester, Vision Masterplan Tree Pits - GPR Survey Overlay 30-07-21 FF stamped as received by the City Council on 08-12-21 (e)Waste Proforma Renaissance Residential Building dated 27-10-21(Residential only) (f) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version B: 27th October 2021 and Avison Young's e-mail dated 05-01-22 (g) Accommodation Schedule within Section 5.6 of the Property Alliance Group / Starwood Capital Group Renaissance Site Residential Building Section 73 Application Document No. 03 dated 23.10.25; (h) Sections 8.0, 10.0, 11.0, 13.0, 14.0 and 17.0 Property Alliance Group / Starwood Capital Group Renaissance Site Residential Building Design & Access Statement Issue No.02 13-12-21 and subsequent updates in the Property Alliance Group / Starwood Capital Group Renaissance Site Residential Building Section 73 Application Document No.03 dated 23.10.25; (i) Archaeological Desk-Based Assessment Renaissance, Deansgate, Manchester Client: Property Alliance Group Ltd Technical Report: Ashley Brogan Report No:2021/37 Version 1 stamped as received by the City Council on 29-10-21; (j) Inclusions of measures and targets set out Environmental Standards and Circular Economy Statement, Renaissance, Deansgate, October 2021 by Turley Sustainability; (k)Implementation of Broadband installation in accordance with the GTech Surveys Limited Broadband Connectivity Assessment Renaissance; (l) Fire Statement - FS 002.0 Renaissance Residential Building 13 September 2024; (m) Air Quality Assessment , Renaissance, Deansgate ,Client: Deansgate SOF Alliance Residential Co Ltd, Reference: 4485-2r3, Date: 21st October 2021; (n) RENAISSANCE, DEANSGATE FLOOD RISK ASSESSMENT Shepherd Gilmour Infrastructure Ltd. Version: Rev E 03.12.2021 (o) GTech Surveys Limited, Television and Radio Reception Impact Assessment 06/09/2021; (p) Focus, Residential Development, Renaissance, Deansgate, Manchester Residential Travel Plan dated Oct 2021: (q) PROPERTY ALLIANCE GROUP AND STARWOOD CAPITAL GROUP RENAISSANCE, MANCHESTER BAT ACTIVITY SURVEY REPORT by Penny Anderson Associates May 2021; (r) PROPERTY ALLIANCE GROUP (PAG) AND STARWOOD CAPITAL GROUP (SCG) RENAISSANCE EXTENDED PHASE 1 HABITAT SURVEY AND INSPECTION OF BUILDING FOR BATS by Penny Anderson Associates March 2021; (s) Residential Development, Renaissance, Deansgate, Manchester Transport Statement Oct 2021by Focus (t) Daylight and Sunlight, Amenity Impact, Supplementary Report, Proposed Residential Redevelopment, 1033a/MP5/JM Rev 00, 30 September 2024; (u) Phase I Geoenvironmental Site Assessment, Renaissance, Manchester, Reference:14-261-R1-1, Date: September 2020;

2 (continued)	Permitted documents and plans (continued)	(l) Fire Statement - FS 001.2, Renaissance Residential Building, 9 December 2021 as amended by the Avison Young e-mail 06-12-21 (: Renaissance Residential - 132088 HSE Comments) in relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances; (m) Air Quality Assessment , Renaissance, Deansgate ,Client: Deansgate SOF Alliance Residential Co Ltd, Reference: 4485-2r3, Date: 21st October 2021; (n) RENAISSANCE, DEANSGATE FLOOD RISK ASSESSMENT Shepherd Gilmour Infrastructure Ltd. Version: Rev E 03.12.2021 (o) GTech Surveys Limited, Television and Radio Reception Impact Assessment 06/09/2021; (p) Focus, Residential Development, Renaissance, Deansgate, Manchester Residential Travel Plan dated Oct 2021: (q) PROPERTY ALLIANCE GROUP AND STARWOOD CAPITAL GROUP RENAISSANCE, MANCHESTER BAT ACTIVITY SURVEY REPORT by Penny Anderson Associates May 2021; (r) PROPERTY ALLIANCE GROUP (PAG) AND STARWOOD CAPITAL GROUP (SCG) RENAISSANCE EXTENDED PHASE 1 HABITAT SURVEY AND INSPECTION OF BUILDING FOR BATS by Penny Anderson Associates March 2021; (s) Residential Development, Renaissance, Deansgate, Manchester Transport Statement Oct 2021by Focus (t) Daylight and Sunlight, Amenity Impact, Assessment Report, Proposed Residential Redevelopment Rev 01 Final stamped as received by the City Council on 04-01-21; (u) Phase I Geoenvironmental Site Assessment, Renaissance, Manchester, Reference:14-261-R1-1, Date: September 2020; (v) Environmental Statement: Proposed Residential Led Development Land to the West of Deansgate, Manchester October 2021 (including embedded mitigation) (all stamped as received by the City Council on the 29-10-21) comprising: ES VOL 1 - NON TECHNICAL SUMMARY ES Volume 2 Main Text: Chapter 1 Introduction Chapter 2 Approach Chapter 3 Site Description Chapter 4 Alternatives Chapter 5 The Proposed Development Chapter 6 Townscape and Visual Chapter 7 Heritage Chapter 8 Wind Microclimate Chapter 9 Socioeconomics Chapter 10 Human Health Chapter 11 Climate Change Chapter 12 Cumulative Impacts Chapter 13 Summary of Mitigation and Residual Effects and ES Volume 3 - Appendices Chapter 1 Introduction Appendix 1.1 EIA Competent Experts Chapter 2 - Approach Appendix 2.1 EIA Scoping Report Appendix 2.2 EIA Scoping Opinion Appendix 2.3 Revised Wind Assessment Methodology Letter Appendix 2.4 Daylight and Sunlight Amenity Impacts Chapter 5 - The Proposed Development Appendix 5.1 Application Drawings Chapter 6 - Townscape and Visual Appendix 6.1 Verified Photomontages Chapter 7 - Heritage Appendix 7.1 Heritage Assessment Chapter 12 - Cumulative Effects Appendix 12.1 Verified Cumulative Photomontages; and, (w) Environmental Statement Addendum: Proposed Residential-Led Development. Land to the West of Deansgate, Manchester - October 2024 comprising: Volume 1: Non-Technical Summary Volume 2: Main text Volume 1: Non-Technical Summary Volume 2 – Environmental Statement Addendum 1. Introduction 2. Approach & EIA Methodology 3. Site Description 4. Alternatives 5. The Proposed Development 6. Townscape and Visual 7. Built Heritage 8. Wind 9. Socio-Economics 10. Health 11. Climate Change 12. Assessment of Cumulative Effects 13. Summary and Conclusions Volume 3 Appendices Appendix 6.1: Revised Verified Views and Methodology Appendix 7.1: Heritage Statement Addendum (x) EIA Statement of Confirmity Letter dated 02.09.25
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3	Materials	Pre commencement/ Above Ground	Notwithstanding the details submitted with the application, prior to the commencement of development above ground the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: *baseline 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 a strategy for quality control management; and 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) 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.	Part A has been discharged under condition application reference CDN/24/0195. However, Part A details (Façade Schedule & Quality Plan) have been re-submitted under the S73 application to include a new panel programme and updated VMUs. Parts B and C to be discharged seperately. Suggested wording as follows: The development must proceed in accordance with the Façade Schedule & Quality Plan prepared by JMA Issue No.3 dated 23.10.25 approved under S73 application ref: 141175/IO/2024. The following additional details shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to commencement of development above ground: (a) 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; (b) 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.
4	Culvert	Pre commencement	Prior to the commencement of the development, details of the "Hanging Ditch" indicative culvert investigation, and any required embedded design to protect the culvert and development (if a culvert is located by the investigation), shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include: *Results of investigation including survey locations, depths, and results. * If the culverted watercourse is identified, details of how the development will be designed to ensure no damage to the building or culvert for the lifetime of the development. * Any works within or adjacent to the culverted watercourse that would affect it would require prior consent from the City Council as Lead Local Flood Authority. The approved details shall be implemented as part of the development.	Conditon approved under application reference CDN/24/0195. Condition wording to be updated as such. Suggested wording as follows: The development must proceed in accordance with the culvert details approved under discharge of condition application CDN/24/0195 , approved by the City Council on 07 May 2024.
5	Servicing strategy	Prior to occupation	Prior to occupation of the development a servicing strategy for the building, shall be submitted to and approved in writing by the local planning authority. Servicing shall be carried out in accordance with the approved strategy plan.	Condition to be carried forward as is.
6	Contaminated land	Pre commencement	6) Nothwithstanding the documents detailed in condition 2: 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 by 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 the 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 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.	Part A discharged under CDN/24/0901 in September 2024. Condition wording to be amended as follows: a) The development must proceed in accordance with the A Squared Supplementary Geo environmental Assessment Report, reference 3199-A2S-XX-XX-RP-Y-0001-01 dated July 2024 and the A Squared Remediation Strategy reference 3199-A2S-XX-XX-RP-Y-0002-01 dated July 2024, approved under condition approval CDN/24/0901. b) 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 in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

7	Construction Management Plan	Pre commencement	No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for: *Display of an emergency 24 hour contact number; *Method of preventing mud being carried onto the highway; *Dust suppression Methodology; *Compound locations where relevant; * Highway Dilapidation survey; *Details of any necessary temporary traffic management measures; *Location, removal and recycling of waste and loading/unloading and storage of plant, waste and construction materials; *Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); *Routes for construction traffic including swept path analysis; *A method statement to protect the River Irwelll from accidental spillages, dust and debris *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Measures to protect vulnerable road users (cyclists and pedestrians); and *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. 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 development shall be carried out in accordance with the approved construction management plan.	Condition approved under application reference CDN/24/0195. Condition wording to be updated as such. Suggested wording as follows: The development must proceed in accordance with the Construction Management Plan and Outline Method Statement Rev 02 approved under discharge of condition application CDN/24/0195 , approved by the City Council on 07 May 2024.
8	Public realm	Pre-commencement Prior to above ground works	Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered: Dwgs 2664-PLA-RE-GF-DR-L-1000-S2-P12, 2664-PLA-RE-GF-DR-L-1001-S2-P13, 2664-PLA-RE-GF-DR-L-1002-S2-P10, 2664-PLA-RE-GF-DR-L-1003-S2-P09, 2664-PLA-RE-L01-DR-L-1009-S4-P01, 2664-PLA-RE-L01-DR-L-4003-S4-P01, 2664-PLA-RE-L02-DR-L-1005-S5-P05, 2664-PLA-RE-L02-DR-L-1007-S4-P05, 2664-PLA-RE-L02-DR-L-1008-S4-P05, 2664-PLA-RE-L02-DR-L-2001-S4-P04, 2664-PLA-RE-L02-DR-L-4001-S4-P05, 2664-PLA-RE-L02-DR-L-4002-S4-P02, 2664-PLA-RE-XX-SCH-L-0001-S2-P01, 2664-PLA-RE-GF-DR-L-4001-S2-P11, 2664-PLA-RE-L01-DR-L-1011-S2-P04, 2664-PLA-RE-L01-DR-L-1012-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03 and dwg 2664-PLA-XX-XX-SK-L-0018-00, 2664-PLA-RE-XX-DR-L-7015 S2 P01 and Renaissance Manchester, Vision Masterplan Tree Pits - GPR Survey Overlay 30-07-21 FF stamped as received by the City Council on 08-12-21; shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted. For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the riverside walkway and public realm are completed. (a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people); (b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ; (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance; (d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces; (e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people); (f)Lighting around and within the site (which includes for consideration of older and disabled people); (g) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages with Victoria Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people); (h) A management and maintenance strategy for the riverside walkway and public realm including hours during which these areas would be open to non residents, how access to these areas would be managed and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintainance of provision of access for disabled people; (i) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; location of rumble strips; location of raised crossings;design and location of any pop up power supplies; provision of clear routes to ensure unrestricted access for all; and The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the	Amend condition trigger to "Prior to commencement of above ground works a programme for submission..."

8	Public realm (continued)		and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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,	
9	Surface water drainage	Pre-commencement	Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25. *Details of surface water attenuation that offers a reduction in surface water runoff rate to greenfield runoff rates; *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations. *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment; *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building. This shall include surcharged outfall considerations where applicable. *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. *Hydraulic calculation of the proposed drainage system; *Construction details of flow control and SuDS elements. Where surface water is connected to the River Irwell, agreement in principle from Peel is required. An email of acceptance of proposed flows and/or new connection will suffice.	Material has been submitted as part of the S73 application to discharge Condition 9. The condition wording is therefore proposed to be amended to a compliance condition. Suggested wording: The development must proceed in accordance with the Drainage Strategy (ref: REN-REN-BB-B2-RP-00010 Rev P01) prepared by Renaissance dated 18.07.25 approved under S73 application ref: 141175/JO/2024 .
9	SW Drainage (continued)		For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required. Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved	
10	Sustainable drainage system	Prior to occupation	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: (a)Verification report providing photographic evidence of construction as per design drawings; (b)As built construction drawings if different from design construction drawings; (c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.	Condition to be carried forward as is.
11	Environmental standards	Compliance	The development hereby approved shall be carried out in accordance with the targets within the Environmental Standards and Circular Economy Statement, Renaissance, Deansgate, October 2021 by Turley Sustainability and 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.	Condition to be carried forward as is.
12	Piling	Compliance	Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.	Condition to be carried forward as is.

13	Acoustic insulation- background noise	Prior to occupation	Prior to occupation of (a) The residential accommodation; and (b)The ground floor commercial units a scheme for the acoustic insulation of any externally mounted ancillary equipment 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 and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.The approved scheme shall remain operational thereafter.	Condition to be carried forward as is.
14	Acoustic insulation - residential accommodation	Pre-commencement Prior to above ground works	Notwithstanding the recommendation within the Fisher Acoustics Renaissance (Residential) Manchester Environmental Noise Study October 2021 Ref:PR0657-REP05A-MPF before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads and commercial / industrial noise sources and the insulation requirements and specification for service risers /lift shafts shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAm_{ax},F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.	An updated Noise Assessment was submitted with the S73 application. The condition proposed to be amended accordingly. Suggested wording: Notwithstanding the recommendation within the Fisher Acoustics Renaissance (Residential) Manchester Environmental Noise Study October 2024 Ref:PR0657-REP05B-MPF before the commencement of any above ground works a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads and commercial / industrial noise sources and the insulation requirements and specification for service risers /lift shafts shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAm_{ax},F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.
15	Acoustic insulation- commercial uses	Prior to occupation of commercial uses	Notwithstanding the recommendation within the Fisher Acoustics Renaissance (Residential) Manchester Environmental Noise Study October 2021 Ref:PR0657-REP05A-MPF before any ground floor commercial use commences a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise transfer from these units to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The approved noise insulation scheme shall be completed before any of the approved uses commence. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.	An updated Noise Assessment was submitted with the S73 application. The condition proposed to be amended accordingly. Suggested wording: Notwithstanding the recommendation within the Fisher Acoustics Renaissance (Residential) Manchester Environmental Noise Study October 2024 Ref:PR0657-REP05B-MPF before any ground floor commercial use commences a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise transfer from these units to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The approved noise insulation scheme shall be completed before any of the approved uses commence. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.
16	Opening hours	Prior to use of commercial units	Before any use of the ground floor commercial uses hereby approved commences details of the proposed opening 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.	Condition to be carried forward as is.
17	Fumes, vapours and odours	Prior to use of commercial units	Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each ground floor commercial unit shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. 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. Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.	Condition to be carried forward as is.

18	Bin store	Prior to above ground works/ Prior to occupation of commercial units	(a) Before any above ground works commence details of the location of the bin store for the ground floor commercial units and riverside commercial shall be submitted to an approved in writing by the City Council as Local Planning Authority. (b) The ground floor commercial units and riverside commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.	Condition formally discharged under application CDN/24/0901 in September 2024. Condition proposed to be amended. Suggested wording: "a) The development must proceed in accordance with the Property Alliance Group / Starwood Capital Group Renaissance Site, Commercial Waste Statement by Jon Matthews Architects issue no.03 dated 05.11.24. b) The ground floor commercial units and riverside commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."
19	TV reception interference	Compliance	Notwithstanding the TV reception survey prepared by GTech Surveys Limited, Television and Radio Reception Impact Assessment 06/09/2021, if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.	Condition to be carried forward as is.
20	Local Benefit Proposal	Pre-commencement Prior to above ground works	a) Prior to the commencement of the development, 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) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	Suggest condition trigger amended to "Prior to commencement of above ground works..."
21	Telecommunication equipment	Compliance	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.	Condition to be carried forward as is.
22	Lighting scheme	Prior to lighting	Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:	Condition to be carried forward as is.
23	Residential management strategy	Prior to first use	Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including: Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority. shall be submitted to and agreed in writing by the City Council as Local Planning Authority. 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.	Condition to be carried forward as is.
24	Travel Plan	Within 3 months of completion	The development hereby approved shall be carried out in accordance with the Focus, Residential Development, Renaissance, Deansgate, Manchester Residential Travel Plan dated Oct 2021: 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 within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) 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; vi) measures to identify and promote walking routes connecting Victoria Station, the Metrolink, the City Centre and areas towards the Victoria North and Great Ducie Street ; vii) details of cycle parking within the public realm Within 3 months of the completion of the travel survey, 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.	Condition to be carried forward as is.

25	Deliveries, servicing and collections	Compliance	Deliveries, servicing and collections associated with the management of the building and ancillary uses within it 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	Condition to be carried forward as is.
26	Water contamination	Compliance	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.	Condition to be carried forward as is.
27	Uses	Compliance	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 sharing a property.	Condition to be carried forward as is.
28	Use as private dwellings	Compliance	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).	Condition to be carried forward as is.
29	Disabled access	Compliance	The development hereby approved shall include for full disabled access to be provided to all publically accessible areas of public realm during the hours that it is open to the general public and via the main entrances and to the floors above.	Condition to be carried forward as is.
30	Ground level windows	Compliance	The window(s) at ground level, fronting onto Deansgate and Victoria Bridge Street 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.	Condition to be carried forward as is.
31	Glare or light spillage	Compliance	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 in accordance with details which have received prior written approval of the City Council as Local Planning Authority.	Condition to be carried forward as is.
32	Highway works and footpaths	Prior to first occupation	Notwithstanding the details contained within condition 2 above, prior to the first occupation of the residential element, a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following: (a)Details of the loading bay/ taxi drop off (b)loading bay/cycle lane arrangements (cb)Location of an additional city car club space; (d)Details and location for visitor cycle parking; (e)Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and (f)Amendments to the existing TROs and bus stop locations / routes; The approved scheme shall be implemented and be in place prior to the first occupation of the residential element and thereafter retained and maintained in situ.	Condition to be carried forward as is.
33	Crime impact statement	Compliance	The development shall be carried out in accordance with the Crime Impact Statement Version B: 27th October 2021 and Avison Young's e-mail dated 22-12-21 ;. 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.	Condition to be carried forward as is.
34	Communal uses	Compliance	The proposed communal uses herby approved within level 01 and Ground Floor Plan as shown in Dwgs 150 B2 02 2201 and 150 B2 02 2200 A stamped as received by the City Council on 14-12-21 shall be ancillary to the residential use of the building and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.	Amended as follows: The proposed communal uses hereby approved within level 01 and Ground Floor Plan as shown in Dwgs 150 B2 02 2201 Rev C and 150 B2 02 2200 Rev C shall be ancillary to the residential use of the building and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.
35	Car park management	Prior to first use	Prior to the first occupation of the car park, a car park management plan (including details of the location of the 12 7Kw EV enabled spaces and evidence that the remaining 24 spaces will have the necessary infrastructure in place (power etc) to enable their future operation as 7Kw EV enabled - Dwg 150 B2 02 2298 A stamped as received by the City Council on 14-12-21 and as detailed in Avison Young's e-mail dated 22-12-21) (provided that sufficient power can reasonably be made available) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented and spaces remain available for as long as the development is occupied.	Amended as follows: Prior to the first occupation of the car park, a car park management plan (including details of the location of the 12 7Kw EV enabled spaces and evidence that the remaining 19 spaces will have the necessary infrastructure in place (power etc) to enable their future operation as 7Kw EV enabled - Dwg 150 B2 02 2298 Rev B stamped as received by the City Council on 14-12-21, as detailed in Avison Young's e-mail dated 22-12-21) (provided that sufficient power can reasonably be made available) and as amended under application ref: 141175/JO/2024 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented and spaces remain available for as long as the development is occupied.
36	Further development	Compliance	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.	Condition to be carried forward as is.

37	Restaurant/ Drinking Establishment Management Strategy	Prior to first use	In the event that any of the commercial units, as indicated on drawing 150 B2 02 2200 A (stamped as received by the City Council on 14-12-2) are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include: *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers) *Details of a Dispersal Procedure * Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.	Amended as follows: In the event that any of the commercial units, as indicated on drawing 150 B2 02 2200 Rev C (stamped as received by the City Council on 14-12-2) are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include: *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers) *Details of a Dispersal Procedure * Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.
38	Doors	Compliance	No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.	Condition to be carried forward as is.
39	Signage strategy	Prior to first occupation	Prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.	Condition to be carried forward as is.
40	Bicycle stands	Prior to first occupation	Prior to the first occupation of the residential element, the 300 bicycles is proposed in level -01 of the Deansgate car parkshall be implemented in accordance with drawing 150 B2 02 2201 A stamped as received by the City Council, as Local Planning Authority, on the 14th December 2021 and thereafter retained and maintained in situ.	To be amended as follows: Prior to the first occupation of the residential element, the 300 bicycles is proposed in level -02 of the Deansgate car parkshall be implemented in accordance with drawing 150 B2 02 2298 2201-Rev-B and thereafter retained and maintained in situ.
41	Flood risk	Pre commencement	No development shall take place until the following detail for flood risk has been submitted to and approved in writing by the Local Planning Authority: *An evacuation plan and strategy for access and egress. *A full site plan detailing the procedure(s) which would be undertaken in the event of a flood occurring and the car parking area (Level -02) becoming inundated; to ensure it can be quickly brought back into use to serve the development. *Evidence of EA consultation on flood storage compensation. *The development shall be constructed in accordance with the embedded design for flood resilience and resistance in the Flood Risk Assessment C1504-20210058 Version Rev E dated 03 December 2021.	Condition approved under application reference CDN/24/0195. Condition wording to be updated as such. Suggested wording as follows: The development must proceed in accordance with the Flood Risk Documentation approved under discharge of condition application CDN/24/0195 , approved by the City Council on 07 May 2024 The development shall be constructed in accordance with the embedded design for flood resilience and resistance in the Flood Risk Assessment C1504-20210058 Version Rev E dated 03 December 2021.
42	Clean air filters	Prior to first occupation	Notwithstanding the recommendations within the Air Quality Assessment , Renaissance, Deansgate ,Client: Deansgate SOF Alliance Residential Co Ltd, Reference: 4485-2r3, Date: 21st , before the development is first occupied final details of the clean air filters which are to be installed withing the residential properties within the development including their location, type, specification and maintenance requirements shall be submitted and approved in writing by the City Council as local planning authority.	Condition to be carried forward as is.
43	Fire saftey measures	Compliance	In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances,the development shall be implemented in accordance with the Fire Safety Measures set out in the Fire Statement - FS 001.2, Renaissance Residential Building, 9 December 2021 as amended by the Avison Young e-mail 06-12-21 (: Renaissance Residential - 132088 HSE Comments) (subject to Buildings Regulations and other required safety sign off);	Amended as follows: In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances,the development shall be implemented in accordance with the Fire Safety Measures set out in the Fire Statement - FS 002.0 13 September 2024 (subject to Buildings Regulations and other required safety sign off);
44	Flood risk	Compliance	Notwithstanding the details set out within condition 2 the development shall be implemented in accordance with the specifications detailed within the RENAISSANCE, DEANSGATE FLOOD RISK ASSESSMENT Shepherd Gilmour Infrastructure Ltd. Version: Rev E 03.12.2021 For avoidance of doubt the specifications for adherence to are as follows: Level -02 remains a car park only with no uses associated with residential dwellings Level -02 remains an open structure enabling the free flow of any flood water The Finished Floor Level (FFL) of Level -01 is set no lower than 28.810 above ordinance datum (currently set at 28.810m) The development is constructed with flood resilient techniques integrated as required	Condition to be carried forward as is.
45	Appearance of riverside commercial units	Prior to first occupation	Prior to the occupation of the development final details of the layout and appearance of the riverside commercial units as show in Dwg 2664-PLA-RE-L02-DR-L-1005 S4 P05 shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the approval is on the basis that the units shown within dwg are single storey units and are fully accessible.	Condition to be carried forward as is.

46	Operation of commercial units	Prior to first use riverside units	Prior to their first use of the riverside commercial units as shown in dwg 2664-PLA-RE-L02-DR-L-1005 S4 P05 the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include: *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers) *Details of a Dispersal Procedure *Hours of operation The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.	Condition to be carried forward as is.
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