

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141017/JO/2024

Date registered valid: 13 September 2024

Proposal: Application to vary conditions 2, 8, 18, 55, 65, 103, 110, 112, 118, 119, 121, 122, 123, 127, 147, 154, 156, 165, and 187 of planning permission ref. 134039/JO/2022 to make architectural and landscaping amendments and to regularise condition wordings of discharged conditions.

Address: Trinity Island, Manchester, M3 4JW

Ward(s): Deansgate Ward

Applicant: Renaker Build Limited

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Minded to approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 27 September 2024

Expired: 18 October 2024

Neighbour notifications

Printed: 30 September 2024

Expired: 21 October 2024

Site notice

Posted: Expired:

Press advert

Published: 8 October 2024

Expired: 7 November 2024

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

This 1.78 hectare site is bounded by the River Irwell, Liverpool Road, Water Street and Regent Road. It comprises large areas of hard standing which have been used for parking and recently as a construction compound for the Orsdall Chord. Trinity Way divides the site into two parcels of land known as site C and site D and are connected via an underpass.

Site C is 0.89 hectares and bounded by the River Irwell, Trinity Way, Water Street and a railway viaduct with access from Water Street. It slopes down towards the River and contains limited vegetation. Site D is 0.89 hectares and bounded by the River, Regent Road and Trinity Way with access via Trinity Way. It slopes down towards the River and contains limited vegetation.

The site is in the St John's and Water Street Strategic Regeneration Framework (SRF) areas: Both envisage the site as suitable for high density residential led development with tall buildings.

A planning application was approved by Committee on 27 July 2017, subject to a Section 106 agreement, for a mixed use residential led development comprising two 3 storey podiums and residential towers of 26, 26, 37, 41 and 67 storeys to form 1390 homes with commercial space (ref. 115107/FO/2017).

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The area is highly sustainable. Deansgate/Castlefield tram stop and Deansgate Train Station are nearby and bus services run along Chester Road. The Bridgewater Canal cycleway provides links across the city and to adjacent boroughs.

The site is in the Castlefield conservation area. There are listed buildings nearby including: Railway bridge over river Irwell to former Liverpool Road Station (Grade I), The Giants Basin (Grade II), Colonnaded railway viaduct at former Liverpool Road good depot (Grade II), Former Grape Street railway bonded warehouse (Grade II), Bridgewater canal basin at Potato Wharf (Grade II), Old warehouse to the north of former Liverpool Road railway station (Grade II), Former commercial hotel (Grade II), Railway viaduct linking bridge over river Orwell to Liverpool Road station (Grade II), 123 Liverpool Road (Grade II) and former Liverpool Road railway station – station masters house (Grade I).

The site is in the Air Quality Management Area (AQMA) and is predominately in flood zone 2, where there is a risk from flooding due to the proximity to the River. The remainder of the site is in flood zone 1 where there is a low risk from flooding. There is a minor encroachment onto flood zone 3.

Description of development

Application to vary conditions 2, 8, 18, 55, 65, 103, 110, 112, 118, 119, 121, 122, 123, 127, 147, 154, 156, 165, and 187 of planning permission ref. 134039/JO/2022 to make architectural and landscaping amendments and to regularise condition wordings of discharged conditions.

Consultations & Notification Responses

Publicity the application has been advertised as a major development, EIA development, affecting the setting of listed buildings and conservation areas. Site notices were displayed at the site together with a press notice. Letters were also sent to a large number of residential properties and businesses. No comments have been received.

Highway Services advise that the proposed changes to the development would result in the increase of the ground floor amenity space and a reduction of a ground floor bin store. As a consequence, an external bin store is proposed within the service yard. Bins would remain taken to the collection point in the service yard to the east of the main bin store. There is no impact on the adopted highway and therefore no objection to the variation of conditions 121, 122 and 165.

Environmental Health advise that the revised waste arrangements are acceptable. There are no issues with regards to the rewording 118 and 119.

Salford City Council no objection

Environment Agency advise that the finish floor levels are above those recommended in the FRA.

Policy

The Development Plan comprises the following documents:

- Places for Everyone (adopted March 2024);
- Manchester's Core Strategy 2012-2027 (adopted July 2012);
- Unitary Development Plan for the City of Manchester (adopted July 1995).

Places for Everyone (adopted March 2024) relevant policies include JP-S1, JP-H1, JP-H2, JP-H3, JP-H4 and JP-G8

Manchester's Core Strategy 2012-2027 (adopted July 2012) relevant policies include SP1, EC3, EC4, H1, H2, H3, H8, CC10, EN1, CC5, T1, T2, EN4, EN6, EN8, EN9, EN15, EN16, EN19, DM1 and PA1.

Unitary Development Plan for the City of Manchester (adopted July 1995) relevant saved policy DC7.

Guide to Development in Manchester (2007)

Residential Quality Guide (2016)

Manchester Green and Blue Infrastructure Strategy 2015

National Planning Policy Framework (December 2024)

Planning Policy Guidance (PPG)

Other legislative requirements

S149 (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.

Issues

The proposed changes to the development are as follows:

- Architectural amendments to Building D1 (layout and elevational) including expanded residential amenity offering.
- Landscaping amendments, including the introduction of an external bin store.
- Regularise and update condition wordings.

The changes are discussed in detail below:

Architectural Amendments – Building D1 of Site D

Ground Level

- Layout re-arrangements including:
 - o Relocation of parcel store away from the River Irwell elevation to improve useability and increase extent of river frontage for residents' enjoyment.
 - o Reduction in size for the refuse storage area to increase extent of river frontage for residents' enjoyment.
 - o Reduction in size for the move-in store area to accommodate relocated parcel store.
- Level 1

- o Layout re-arrangement to accommodate reduction in size for staff areas to facilitate 2no. additional residential amenity suites along northeast and southeast elevations. –
- Level 3 o
 - o Layout re-arrangements including:
 - Introduction of a swimming pool and associated plant room along south western and north western side of the floor in lieu of business lounge (as approved).
 - Relocation of gym from south eastern side of the floor to north eastern side.
- Elevational Amendments
 - o Ground level and level 1
 - Minor amendments are proposed to the distribution of external doors and opaque glazed units on ground level and level 1 of building D1 to accommodate the updated proposed layouts of internal amenity and back-of-house spaces. Visual permeability between residential amenity areas and the public realm is enhanced and back-of-house spaces are better screened.
 - Across ground level and level 1, as illustrated in Table 1 below, 1no. additional opaque glazed unit is proposed compared to the consented scheme (Ref: 134039/JO/2022). The original design intent remains unchanged and the façade arrangements are deemed appropriate.



Illustration of South West Elevation Detail As Approved (left) and As Proposed (Right)

- Level 2
 - o The proposed swimming pool on level 3 comprises a recess over level 2 amenity terrace area on the south west elevation, similarly in the form of a set back bulkhead located behind concrete columns. The bulkhead will be enveloped by high quality aluminium cladding alongside the terrace soffit and the building core as approved. As a result, the previous separation between the podium and tower element remains unchanged. Overall, the design intent of the consented scheme (Ref: 134039/JO/2022) is unchanged by these elevational amendments as a result of the proposed swimming pool.

Landscaping Amendments – Site D

- Soft landscaping

- o Dog Park – Introduction of a dog park, located south to Building D2 within Site D, in response to increasing residents’ demand and dog ownership in similar developments.
- o Trees Relocation – Relocation of 10no. trees within Site D, (discussed in detail below).
- o Additional soft landscaping – Additional soft landscaping in northern corner of Site D as part of further design development to conceal vent pipe and enable the area to be used by pedestrian.
- Hard landscaping
 - o External Bin Store – Introduction of external bin store to facilitate site operation, located east to Building D1 within Site D(discussed in detail below).
 - o Bollards – Introduction of bollards immediate north of Building D2 and along north east elevation of Building D1 to ensure pedestrian safety and building protection
- Layout re-arrangement to the south west corner of Site D including replacement of railings to ensure pedestrian safety from level difference from Regent Road and tree re-provision. Total number of trees on Site D stands at 94no.

The internal bin storage area within Building D1 is proposed to reduce in size in order to improve useability and increase extent of river frontage. This has resulted in a number of bins originally housed within the internal bin storage area of Building D1 to be relocated elsewhere within the development, namely through the introduction of an external bin store.

An external bin store located east of Building D1 along the site boundary by Trinity Way is proposed as part of this Application, it is of close proximity to the external access point to the internal bin store within Building D1.

The proposed external bin store will be used to house empty recycling bins to avoid any issues with odour. It will not be accessible by the public or residents and will be under the management company’s control. When a recycling bin within the internal bin store within Building D1 is full, it will be replaced with one stored within the proposed external bin store.

10no. of trees (category C) fronting River Irwell are proposed to be removed and replaced within Site D due to their relatively low quality and impacting the overall deliverability of the consented Trinity Islands scheme (Ref: 134039/JO/2022). The rationale behind their replacement is primarily to protect the masonry of the river wall from further risk of root damage, hence safeguarding the long-term stability of the river wall.

The replacement of the 10no. trees would also allow necessary repair works on the river edge to be carried out as well as allowing a concrete coping to be put in place along the river edge which will provide the base for a new balustrade running to the length of the river edge as part of future hard landscaping works.

The 10no. trees are proposed to be replaced along the southern boundary of Site D of the consented Trinity Islands scheme (Ref: 134039/JO/2022). Overall quantum on number of trees is therefore unchanged by this proposed amendment standing at 94no. trees, this remains in excess of the approved position of 83no. trees for Site D.

Updates to condition wording

Since the approval of the S73 Permission (Ref: 134039/JO/2022), various planning conditions have been successfully discharged via the following condition discharge applications: - Ref: CDN/22/0682, approved on 20 March 2023, for conditions 8, 55, 103, and 147 of the S73

Permission (Ref: 134039/JO/2022). - Ref: CDN/23/0558, approved on 28 September 2023, for conditions 110 and 154 of the S73 Permission (Ref: 134039/JO/2022). - Ref: CDN/24/0250, approved on 12 June 2024, for conditions 121 and 165 of the S73 Permission (Ref: 134039/JO/2022). This Application aim to regularise conditions 8, 55, 103, 110, 121, 147, 154, and 165 to reflect the latest position of these discharged conditions.

In addition, conditions 8, 55, 103, 110, 121, 147, 154, and 165 are proposed to be updated to reflect their discharged position, and Conditions 2, 18, 55, 65, 112, 118, 119, 122, 123, 156, and 187 are proposed to be updated as a result of proposed landscaping and architectural amendments.

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: Minded to approve

Article 35 Declaration

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 13 May 2025.

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:

Drawings and documents approved as part of 141017/JO/2024

Z1-SHP-G100-EL-XX-B5D802-P02
Z1-SHP-G100-EL-XX-B5D803-P02
Z1-SHP-G100-EL-XX-B5D804-P02
Z1-SHP-G100-PL-GRD-B5D801-P04
Z1-SHP-G100-PL-01-B5D801-P03
Z1-SHP-G100-PL-02-B5D801-P03
Z1-SHP-G100-PL-03-B5D801-P03
ZD-SHP-G100-PL-GRD-B5D801-P04
ZD-SHP-G100-PL-01-B5D801-P03
ZD-SHP-G100-PL-02-B5D801-P03
ZD-SHP-G100-PL-03-B5D801-P03
ZD-SHP-G200-SE-XX-B5D801-P02
ZD-SHP-G251-DE-XX-B5D803-P02
D1-SHP-G200-PL-GRD-B5D801-P04
D1-SHP-G200-PL-01-B5D801-P03
D1-SHP-G200-PL-02-B5D801-P03
D1-SHP-G200-PL-03-B5D801-P03
D1-SHP-G200-EL-XX-B5D801-P03
D1-SHP-G200-EL-XX-B5D802-P03
D1-SHP-G251-EL-GRD-B5D801-P01 received by the City Council, as Local Planning Authority, on the 13 September 2024.

ZD-TPM-G710-PI-XX-4029 101-P9
ZD-TPM-G710-PI-XX-4029 203-P5
ZD-TPM-G710-PI-XX-4029 204-P5
ZD-TPM-G710-DE-GRD-4029 422-P1 received by the City Council, as Local Planning Authority, on the 13 September 2024.

Design and Access Statement Addendum Rev P01 prepared by SimpsonHaugh, Landscaping Supporting Document Rev P3 prepared by TPM, Residential Management Strategy – Trinity Islands Plot D Rev D prepared by Zenith Property Management, Environmental Noise Study prepared by Matt Fisher, Wind Microclimate Technical Note prepared by WSP, Waste Management Report Addendum – Site D prepared by SLR Consulting, Ventilation Statement prepared by Futurserv, Addendum: Daytime Bat Walkover Survey and Nesting Bird Survey prepared by ERAP and Heritage Technical Note prepared by Stephen Levrant Heritage Architecture received by the City Council, as Local Planning Authority, on the 7 December 2021 and 21 July 2023

Documents approved as part of 137663/NMC/2023

Framework Travel Plan and Transport Assessment prepared by Vectos received by the City Council, as Local Planning Authority, on the 21 July 2023.

Drawings and documents approved as part of 134039/JO/2022

D2-SHP-G200-PL-GRD-B5D801 Rev P02 and ZD-TPM-G710-PL-XX-4029 102 P1 received by the City Council, as Local Planning Authority, on the 6 February 2023.

Z1-SHP-G000-PL-GRD-B5D802 Rev P04, Z1-SHP-G000-PL-B1-B5D801 Rev P04, Z1-SHP-G000-PL-B2-B5D801 Rev P04, received by the City Council, as Local Planning Authority, on the 6 February 2023.

ZD-CUR-G580-PL-GRD-92500-P03, ZD-CUR-G580-PL-GRD-92501-P01, ZD-CUR-G580-PL-GRD-92502-P01 and ZD-CUR-G580-PL-GRD-92503-P01 received by the City Council, as Local Planning Authority, on the 6 February 2023

ES Addendum comprising: including ES (Addendum Phasing) Covering Letter prepared by Deloitte, GIA Solar Glare Technical Note and WSP Wind Microclimate Technical Note received by the City Council, as Local Planning Authority, on the 6 February 2023

Drawings and documents approved as part of 132429/FO/2021

Drawings

Z1-SHP-G000-PL-GRD-B5D801 Rev P01,
Z1-SHP-G000-PL-GRD-B5D802 Rev P04
Z1-SHP-G000-PL-GRD-B5D803 Rev P01,
Z1-SHP-G000-PL-GRD-B5D804 Rev P01,
Z1-SHP-G000-PL-B1-B5D801 Rev P04,
Z1-SHP-G000-PL-B2-B5D801 Rev P04,
Z1-SHP-G100-EL-XX-B5D801 Rev P01,
Z1-SHP-G100-EL-XX-B5D802 Rev P01,
Z1-SHP-G100-EL-XX-B5D803 Rev P01,
Z1-SHP-G100-EL-XX-B5D804 Rev P01,
Z1-SHP-G100-PL-B2-B5D801 Rev P02,
Z1-SHP-G100-PL-B1-B5D801 Rev P02,
Z1-SHP-G100-PL-01-B5D801 Rev P02,
Z1-SHP-G100-PL-02-B5D801 Rev P02,
Z1-SHP-G100-PL-03-B5D801 Rev P02,
Z1-SHP-G100-PL-XX-B5D801 Rev P02,
Z1-SHP-G100-PL-RF-B5D801 Rev P02,
Z1-SHP-JC20-PL-GRD-B5D801 Rev P01,
ZC-SHP-G100-PL-B2-B5D801 Rev P01,
ZC-SHP-G100-PL-B1-B5D801 Rev P01,
ZC-SHP-G100-PL-GRD-B5D801 Rev P01,
ZC-SHP-G100-PL-01-B5D801 Rev P01,
ZC-SHP-G100-PL-02-B5D801 Rev P01,
ZC-SHP-G100-PL-03-B5D801 Rev P01,
ZC-SHP-G100-PL-XX-B5D801 Rev P01,
ZC-SHP-G100-PL-RF-B5D801 Rev P01,
ZC-SHP-G200-PL-14-B5D801 Rev P01,
ZC-SHP-G200-PL-15-B5D801 Rev P01,
ZC-SHP-G200-PL-41-B5D801 Rev P01,
ZC-SHP-G251-DE-XX-B5D802 Rev P01,
ZC-SHP-G251-DE-XX-B5D803 Rev P01,
C1-SHP-G200-PL-B2-B5D801 Rev P01,
C1-SHP-G200-PL-B1-B5D801 Rev P01,
C1-SHP-G200-PL-GRD-B5D801 Rev P01,
C1-SHP-G200-PL-01-B5D801 Rev P01,

C1-SHP-G200-PL-02-B5D801 Rev P01,
C1-SHP-G200-PL-03-B5D801 Rev P01,
C1-SHP-G200-PL-RF-B5D801 Rev P01,
C2-SHP-G200-PL-B2-B5D801 Rev P01,
C2-SHP-G200-PL-B1-B5D801 Rev P01,
C2-SHP-G200-PL-GRD-B5D801 Rev P01,
C2-SHP-G200-PL-01-B5D801 Rev P01,
C2-SHP-G200-PL-02-B5D801 Rev P01,
C2-SHP-G200-PL-03-B5D801 Rev P01,
C2-SHP-G200-PL-RF-B5D801 Rev P01,
ZD-SHP-G100-PL-B2-B5D801 Rev P02,
ZD-SHP-G100-PL-B1-B5D801 Rev P02,
ZD-SHP-G100-PL-01-B5D801 Rev P02,
ZD-SHP-G100-PL-02-B5D801 Rev P02,
ZD-SHP-G100-PL-03-B5D801 Rev P02,
ZD-SHP-G100-PL-XX-B5D801 Rev P02,
ZD-SHP-G100-PL-RF-B5D801 Rev P02,
ZD-SHP-G200-PL-04-B5D801 Rev P01,
ZD-SHP-G200-PL-22-B5D801 Rev P01,
ZD-SHP-G200-PL-42-B5D801 Rev P01,
ZD-SHP-G200-PL-50-B5D801 Rev P01,
ZD-SHP-G200-PL-58-B5D801 Rev P02,
ZD-SHP-G200-PL-59-B5D801 Rev P02,
ZD-SHP-G200-SE-XX-B5D801 Rev P01,
ZD-SHP-G251-DE-XX-B5D801 Rev P01,
ZD-SHP-G251-DE-XX-B5D802 Rev P01,
ZD-SHP-G251-DE-XX-B5D803 Rev P01,
D1-SHP-G200-PL-B2-B5D801 Rev P02,
D1-SHP-G200-PL-B1-B5D801 Rev P02,
D1-SHP-G200-PL-01-B5D801 Rev P02,
D1-SHP-G200-PL-02-B5D801 Rev P02,
D1-SHP-G200-PL-03-B5D801 Rev P02,
D1-SHP-G200-PL-RF-B5D801 Rev P02,
D1-SHP-G200-EL-XX-B5D801 Rev P02,
D1-SHP-G200-EL-XX-B5D802 Rev P02,
D2-SHP-G200-PL-B2-B5D801 Rev P02,
D2-SHP-G200-PL-B1-B5D801 Rev P02,
D2-SHP-G200-PL-01-B5D801 Rev P02,
D2-SHP-G200-PL-02-B5D801 Rev P02,
D2-SHP-G200-PL-03-B5D801 Rev P02,
D2-SHP-G200-PL-RF-B5D801 Rev P02,
D2-SHP-G200-EL-XX-B5D801 Rev P02 and
D2-SHP-G200-EL-XX-B5D802 Rev P02 received by the City Council, as Local Planning Authority, on the 7 December 2021 and 21 July 2023

C1-SHP-G200-EL-XX-B5D801 Rev P02, C1-SHP-G200-EL-XX-B5D802 Rev P02, C2-SHP-G200-EL-XX-B5D801 Rev P02, C2-SHP-G200-EL-XX-B5D802 Rev P02, ZC-SHP-G200-SE-XX-B5D801 Rev P02, ZC-SHPG251-DE-XX-B5D801 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2022

ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZD-TPM-G710-PL-XX-3852 102 Rev P4, ZC-TPM-G710-PL-XX-3852 201 and 202 Revs P2 and ZD-TPMG710-PL-XX-3852 203 and 204 Revs P2 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023.

Supporting information

Supporting Information

Planning Statement and Tall Building Statement Deloitte, Statement of Consultation Deloitte, Arboricultural Report Godwins, Archaeological Desktop Study Salford Archaeology, Blue and Green Infrastructure Statement Deloitte, Broadband Connectivity Assessment Pager Power, Crime Impact Statement Greater Manchester Police - Design for Security, Phase 1 and 2 Ground Conditions WSP, Ecological Appraisal ERAP, Energy Statement Element Sustainability, Environmental Standards Statement Element Sustainability, Fire Strategy Hoare Lea, Lighting Strategy TPM Landscape Architects, Local Benefits Proposal - Statement of Intent Renaker Build Limited, Residential Management Strategy Zenith, Safety Assessment (Manchester Airport) Pager Power, Servicing Strategy Vectos, Site Waste Management Strategy Vectos, TV Reception Survey Pager Power, Operational Management Strategy Zenith, Ventilation Strategy WSP and Viability Assessment Renaker Build Limited stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021

Design and Access Statement SHP and Regulation 25 addendum letter from Deloitte dated 18 January 2022 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2022

HSE response and drawing pack stamped as received by the City Council, as Local Planning Authority, on the 27 January 2022

Landscape Management Report stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022

Response to Highways Comments prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 4 February 2022

Memo dated 1 November 2021 'AVO Strategy' stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022

Environmental Statement

Volume 1

Chapter 1 - Introduction Chapter 2 - Environmental Impact Assessment Methodology Chapter 3 - Alternatives and Design Evolution Chapter 4 - Site, surroundings and Description of Proposals Chapter 5 - Construction Management, Programme, Methodology and Phasing Chapter 6 - Air Quality Ensafe Chapter 7 - Climate Change WSP Chapter 8 - Daylight, Sunlight and Overshadowing GIA Chapter 9 - Heritage Stephen Levrant Heritage Architecture Chapter 10 - Human Health Enfusion Chapter 11 - Noise and Vibration Matt Fisher Acoustics Chapter 12 - Socio-Economic Issues Ekosgen Chapter 13 - Solar Glare GIA Chapter 14 - Townscape and Visual Impact Chris Burnett Associates Chapter 15 - Traffic and Transport Vectos Chapter 16 - Water Resources Curtins Chapter 17 - Wind Microclimate WSP Chapter 18 - Residual Impacts Chapter 19 - Type 1 Cumulative Effects Deloitte with input from All EIA Consultants

Volume 2: Technical Appendices

- Appendix 2.1 - ES Scoping Report - Appendix 2.2 - Committed Developments - Appendix 2.3 - ES Scoping Opinion - Appendix 5.1 - Logistics Plan - Appendix 6.1 - Assessment Inputs - Appendix 6.2 - Figures - Appendix 6.3 - Construction Phase Assessment Methodology - Appendix 6.4 - Construction Phase Road Vehicle Exhaust Impact Assessment - Appendix 6.5 - Sensitivity Analysis Impact Assessment - Appendix 6.6 - EIA Qualifications - Appendix 8.1 - Drawings of the Baseline and Proposed Scenario; - Appendix 8.2 - Daylight and Sunlight

Results for Baseline v Proposed; - Appendix 9.1 - Heritage Statement - Appendix 11.1 - Noise Assessment - Appendix 12.1 - Socio-Economic Baseline Data - Appendix 13.1 - Solar Glare Assessment - Appendix 14.1 - Maps - Appendix 14.2 - Viewpoint and townscape photographs including AVR and block images. - Appendix 14.3 - Visualization methodology - Appendix 15.1 - Transport Assessment - Appendix 15.2 - Travel Plan - Appendix 16.2 - Flood Risk Assessment and Drainage Strategy - Appendix 17.1 - Wind Microclimate Technical Report

Non-Technical Summary

The ES was stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

Addendum note to Chapter 13 - Solar Glare GIA stamped as received by the City Council, as Local Planning Authority, on the 19 January 2022.

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) The phasing of the development shall be carried out in accordance with drawing Z1-SHP-G000-PL-GRD-B5D802 Rev P04, Z1-SHP-G000-PL-B1-B5D801 Rev P04, Z1-SHP-G000-PL-B2-B5D801 Rev P04 stamped as received by the City Council, as Local Planning Authority, on the 6 February 2023 and shall be herein have the following meanings:

- Phase D2- erection of tower D2 (55 storeys) to form 484 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works
- Phase D1- erection of tower D1 (60 storeys) to form 532 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works
- Phase C1- erection of tower C1 (39 storeys) to form 414 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works;
- Phase C2- erection of tower C2 (48 storeys) to form 521 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm (including connection under Trinity Way), car and cycle parking and highways works;

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

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

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the arboricultural report prepared by Godwins stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) Phase C1 of development shall be carried out in accordance Flood Risk Assessment and Drainage Strategy - Proposed Site at Trinity Island, Trinity Way, Manchester. Prepared by Curtins on the behalf of Renaker Build Ltd. Report Ref: 078567-CUR-XX-XX-RP-C-92001. Revision V03. Issue Date :12 November 2021 within appendix 16.2 of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

The development shall be carried out in accordance with this assessment including the mitigation measures outlined in section 5. Prior to the first occupation of phase C1, a verification report for phase C1 shall be submitted for approval in writing to the City Council, as Local Planning to confirm that the works in that phase have been undertaken in accordance with the previously approved report.

Reason - In the interest of managing the flood risk at the development pursuant to policy EN14 of the Manchester Core Strategy (2012).

///8) The remediation of Phase C1 shall be carried out in accordance with the Asbestos Management Plan, Phase 2 Ground Condition Investigation Report, Remediation Method Statement and Flood Risk Strategy received by the City Council, as Local Planning Authority, on the 22 September 2022; Email from Dave Varty dated the 31 October 2022; Email from Lee Sauders including attachment dated 27 October 2022; Email from Dave Varty dated 1 December 2022; and Email from Dave Varty dated 19 January 2023 under condition discharge application Ref: CDN/22/0682.

The remediation of phase C1 shall be carried out in accordance with the approved strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

9) Prior to the occupation of the residential element of any phase C1 of the development, and following completion of the remediation strategy approved as part of condition (8), a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site has been appropriately remediated prior to the commencement of works associated with the redevelopment of the site, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

10) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified as part of phase C1, 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 for approval 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. The approved strategy shall then be implemented and then verified as required condition 9.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

11) Prior to the commencement of phase C1, a method for piling, or any other foundation design using penetrative methods, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of phase C1 of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

12) Notwithstanding Appendix 16.2 of the Environmental Statement - Flood Risk Assessment and Drainage Strategy stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, (a) prior to the commencement of phase C1, a scheme for the drainage of surface water from that phase has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- The findings from the Phase 2 Ground Investigation works should be referenced within the Flood Risk Assessment and Drainage Strategy, specifically to identify if the basement levels require certain levels of proofing from groundwater;
- A flood evacuation plan, specifying safe access and egress routes from the developments;

- Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;
- Where surface water is connected to River Irwell (ship canal), any works within or adjacent to the river that would affect it would require consent from Peel Holdings. An email of acceptance of proposed flows and/or new connection will suffice;
- Correspondence evidencing that Peel Holdings are satisfied with the outfall(s) design details. The invert level of the outfalls should be specified, and various water levels used to identify how the proposed drainage system would function with a surcharged outfall. Where the 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;
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

(b) Phase C1 shall then be constructed in accordance with the approved details, within an agreed timescale.

(c) Prior to the first occupation of phase C1 a verification report for that phase shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

13) A programmes of archaeological works for phase C1 shall be undertaken in line with the Written Scheme of Investigations (WSI) for an Archaeological Evaluation of Site C, Trinity Islands (dated 30 November 2020) stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021. The works are to be undertaken in accordance with the WSIs, which cover the following:

- (a). A phased programme and methodology of investigation and recording that includes:
 - archaeological evaluation trenching;
 - pending the results of the above, a targeted open-area excavation.

Prior to the first occupation of the residential element of phase C1, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- (b). A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
- (c). Deposition of the final report with the Greater Manchester Historic Environment Record.
- (d). Dissemination of the results of the archaeological investigations commensurate with their significance.
- (e). Provision for archive deposition of the report and records of the site investigation.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

14) Prior to the commencement of phase C1, a detailed construction management plan outlining working practices during construction for that phase of the development has been submitted to and approved in writing by the Local Planning Authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust and dirt suppression measures;
- o Highway dilapidation survey;
- o Compound locations where relevant;
- o Consultation with local residents;
- o Location, removal/loading, storage and recycling of waste, plant and materials;
- o Routing strategy and swept path;
- o Parking of construction vehicles and staff;
- o Sheeting over of construction vehicles;

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.

Phase C1 shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and the safety and operations of the adjacent tramway, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

///15) Prior to any above ground works within phase C1 a programme for the issue of samples and specifications of all material to be used on all external elevations of that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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

16) Prior to the installation of the proposed exterior façade of tower C1 associated with phase C1, a Signal Sighting Assessment (in accordance with RIS-0737-CCS Issue 1) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The assessment shall detail any areas of mitigation in order to minimise solar glare. The approved assessment (and any associated mitigation) shall be implemented as part of the façade installation for phase C1 and thereafter retained and maintained in situ.

Reason - In the interest of minimising the effect of solar glare on the adjacent rail infrastructure and rail safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

17) a) Prior to the commencement of phase C1, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction that phase 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 associated with phase C1 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

////18) Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 102 Rev P1, ZD-TPM-G710-PL-XX-4029 203 Rev P1 and ZD-TPM-G710-PL-XX-4029 204 Rev P1 received by the City Council, as Local Planning Authority, on the 6 February 2023 and ZD-TPM-G710-PI-XX-4029 101-P9, ZD-TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024.

(a) prior to any above ground works associated with phase C1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;

(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;
(vi) Details of any external steps and handrails;
(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase C1 of the development hereby approved.

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.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

19) Prior to the first occupation of the residential element of phase C1, a detailed landscaped management plan for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy

20) Phase C1 shall be carried out in accordance with the Manchester Airport - Safeguarding Report - 4x Proposed Buildings Trinity Islands Assessment of Instrument Flight Procedures received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CDN/22/0409).

Reason - The height of this cluster of building reaches a height which is likely to affect aerodrome safeguarding and mitigation is required to be identified pursuant to policy DM2 of the Manchester Core Strategy (2012).

21) Phase C1 shall be carried out in accordance with the Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CDN/22/0409).

The approved obstacle lighting scheme shall be fully implemented before first occupation of phase C1 and retained thereafter.

Reason - In the interests of aviation safety, pursuant to policy DM2 of the Core Strategy for the City of Manchester.

22) Prior to the first occupation phase C1 hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

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

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

23) Phase C1 hereby approved shall be carried out in accordance with the Energy Statement Element Sustainability, Environmental Standards Statement Element Sustainability stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

A post construction review certificate/statement for phase C1 shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for phase C1.

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.

24) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, (a) Prior to the first occupation of the residential element of phase C1 of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the residential element of phase C1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

25) (a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01, C1-SHP-G200-PL-01-B5D801 P01, C1-SHP-G200-PL-02-B5D801 P01 and C1-SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a scheme of acoustic insulation for those spaces shall be submitted for approval 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 (Leq,5min), respectively

(b) Prior to the first use of those spaces within phase C1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

26) (a) Phase C1 hereby approved shall be carried out in accordance with Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and Memo dated 1 November 2021 'AVO Strategy' stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation within phase C1 of development.

(b) Prior to the first occupation of the residential accommodation within phase C1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved with window and purge cent doors are closed:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq (where practically possible)

Due to the proximity of the development to the rail line, it shall be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Ground borne noise/re-radiated noise shall also be factored into the assessment and design.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

27) Notwithstanding the Site Waste Management Strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, prior to any above ground works, details a waste management strategy for the storage and disposal of refuse for the residential element of phase C1 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the residential element of phase C1 and shall remain in situ whilst the use or development is in operation.

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) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01, C1-SHP-G200-PL-01-B5D801 P01, C1-SHP-G200-PL-02-B5D801 P01 and C1-SHP-G200-PL-03-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.

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

29) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01, C1-SHP-G200-PL-01-B5D801 P01, C1-SHP-G200-PL-02-B5D801 P01 and C1-SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

30) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of phase C1, full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of phase C1 and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

31) 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 21 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.

32) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for phase C1:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

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

33) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01, C1-SHP-G200-PL-01-B5D801 P01, C1-SHP-G200-PL-02-B5D801 P01 and C1-SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 24 that there would be no unacceptable impact on residential amenity.

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

34) Prior to the first use of the commercial spaces within phase C1 as indicated on drawing C1-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;
- c. Details of the proposed furniture, including any barriers;
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;
- e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

35) Each commercial unit, as shown on drawings C1-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 within phase C1 shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

36) The commercial units as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 within phase C1 shall be occupied as Class E (excluding convenience retail) and Sui Generis: Drinking Establishment) 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).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester (2012).

37) In the event that any of the commercial unit in phase C1, as shown on drawing C1-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 is occupied as a café/restaurant or drinking establishment, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
 - o Dispersal policy;
 - o 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.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy (2012) and to saved policy DC26 of the Unitary Development Plan for Manchester.

38) 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 residential floorspace (Class C3(a)) in phase C1 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.

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

39) The residential use hereby approved in phase C1 shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

40) The phase C1 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 7 December 2021. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of phase C1 the City Council, as Local Planning Authority, must acknowledge 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.

41) The phase C1 hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

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 phase C1, a Travel Plan for that phase 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).

42) Prior to the first occupation of phase C1, the cycle storage, as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, shall be implemented and made available upon first occupation of the residential element of the development within phase C1 and thereafter retained and maintained in situ.

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).

43) Prior to the first occupation of the residential element within phase C1 the car parking layout as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

///44) Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

- (a) Layout and location of electric vehicle charging points;
- (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;
- (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 41. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C1 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

45) Prior to the first occupation of the residential element of phase C1, 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 in line with the Response to Highways Comments prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 4 February 2022, Chapter 15 'Traffic and Transport' of the ES including Appendix 15.1 and 15.2 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021

This shall include the following:

- Works to Water Street to create the accesses to Site C1, footways and cycleways consistent with the comprehensive highway improvement for Water Street.
 - Proposal to improve the off carriageway shared cycle facility on the north eastern corner of the junction including segregated cycle facilities to Water Street joining with those at Liverpool Road and west of New Elm Road.
 - Creation of permanent access from Water Street including any relevant Traffic Regulation Orders;
 - Reinstatement of redundant access points back to footway re-surfacing/repair of footways.
- The approved scheme for phase C1 shall be implemented and be in place prior to the first occupation of the residential element of phase C1.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

46) Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, within one month of the practical completion phase C1, 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 to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before phase C1 is first occupied or within one month of the study being submitted for approval in writing 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.

47) Prior to the first occupation of phase C1, details of bird and bat boxes to be provided (including location and specification) in that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential element of phase C1 and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

48) 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 in phase C1 shall be undertaken other than that expressly authorised by the granting of planning permission.

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

49) Prior to the first occupation of phase C1 of the development a signage strategy for external facades and commercial frontages 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 that phase and used to inform any future advertisement applications for the building.

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

50) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

51) The development hereby approved shall include for full disabled access to be provided to the public realm and communal walkways 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.

52) Prior to the first occupation of the residential element associated with phase C1, details of the siting, scale and appearance of the wind baffles as required by Chapter 17 - Wind Microclimate WSP of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and ES Addendum comprising: WSP Wind Microclimate Report received by the City Council, as Local Planning Authority, on the 13 June 2022 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element associated with phase C1 and thereafter retained and maintained in situ for as long as the development is in use.

Reason - In the interest of pedestrians safety and to ensure that the wind conditions are acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012).

53) Prior to the first occupation of the residential element associated with phase C1, details of the siting, scale and appearance of the generators and their screens shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element associated with phase C1 and thereafter retained and maintained in situ for as long as the development is in use.

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

54) Phase C2 of development shall be carried out in accordance Flood Risk Assessment and Drainage Strategy - Proposed Site at Trinity Island, Trinity Way, Manchester. Prepared by Curtins on the behalf of Renaker Build Ltd. Report Ref: 078567-CUR-XX-XX-RP-C-92001. Revision V03. Issue Date :12 November 2021 within appendix 16.2 of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

The development shall be carried out in accordance with this assessment including the mitigation measures outlined in section 5. Prior to the first occupation of phase C2, a verification report for phase C2 shall be submitted for approval in writing to the City Council, as Local Planning to confirm that the works in that phase have been undertaken in accordance with the previously approved report.

Reason - In the interest of managing the flood risk at the development pursuant to policy EN14 of the Manchester Core Strategy (2012).

////55) The remediation of Phase C2 shall be carried out in accordance with the Asbestos Management Plan, Phase 2 Ground Condition Investigation Report, Remediation Method Statement and Flood Risk Strategy received by the City Council, as Local Planning Authority, on the 22 September 2022; Email from Dave Varty dated the 31 October 2022; Email from Lee Sauders including attachment dated 27 October 2022; Email from Dave Varty dated 1 December 2022; and Email from Dave Varty dated 19 January 2023 under condition discharge application Ref: CDN/22/0682.

The remediation of phase C2 shall be carried out in accordance with the approved strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

56) Prior to the occupation of the residential element of any phase C2 of the development, and following completion of the remediation strategy approved as part of condition (55), a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site has been appropriately remediated prior to the commencement of works associated with the redevelopment of the site, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

57) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified as part of phase C2, 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 for approval 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. The approved strategy shall then be implemented and then verified as required condition 56.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

58) Prior to the commencement of phase C2, a method for piling, or any other foundation design using penetrative methods, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of phase C2 of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

59) Notwithstanding Appendix 16.2 of the Environmental Statement - Flood Risk Assessment and Drainage Strategy stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, (a) prior to the commencement of phase C2, a scheme for the drainage of surface water from that phase has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- The findings from the Phase 2 Ground Investigation works should be referenced within the Flood Risk Assessment and Drainage Strategy, specifically to identify if the basement levels require certain levels of proofing from groundwater;
- A flood evacuation plan, specifying safe access and egress routes from the developments;
- Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;
- Where surface water is connected to River Irwell (ship canal), any works within or adjacent to the river that would affect it would require consent from Peel Holdings. An email of acceptance of proposed flows and/or new connection will suffice;
- Correspondence evidencing that Peel Holdings are satisfied with the outfall(s) design details. The invert level of the outfalls should be specified, and various water levels used to identify how the proposed drainage system would function with a surcharged outfall. Where the 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;
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

(b) Phase C2 shall then be constructed in accordance with the approved details, within an agreed timescale.

(c) Prior to the first occupation of phase C2 a verification report for that phase shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

60) A programme of archaeological works for phase C2 shall be undertaken in line with the Written Scheme of Investigations (WSI) for an Archaeological Evaluation of Site C, Trinity Islands (dated 30 November 2020) stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021. The works are to be undertaken in accordance with the WSIs, which cover the following:

- (a). A phased programme and methodology of investigation and recording that includes:
- archaeological evaluation trenching;
 - pending the results of the above, a targeted open-area excavation.

Prior to the first occupation of the residential element of phase C1, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- (b). A programme for post-investigation assessment to include:
- production of a final report on the results of the investigations and their significance.
- (c). Deposition of the final report with the Greater Manchester Historic Environment Record.

(d). Dissemination of the results of the archaeological investigations commensurate with their significance.

(e). Provision for archive deposition of the report and records of the site investigation.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

61) Prior to the commencement of phase C2, a detailed construction management plan outlining working practices during construction for that phase of the development has been submitted to and approved in writing by the Local Planning Authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust and dirt suppression measures;
- o Highway dilapidation survey;
- o Compound locations where relevant;
- o Consultation with local residents;
- o Location, removal/loading, storage and recycling of waste, plant and materials;
- o Routing strategy and swept path;
- o Parking of construction vehicles and staff;
- o Sheeting over of construction vehicles;

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.

Phase C2 shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and the safety and operations of the adjacent tramway, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

///62) Prior to any above ground works within phase C2 a programme for the issue of samples and specifications of all material to be used on all external elevations of that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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

63) Prior to the installation of the proposed exterior façade of tower C2 associated with phase C2, a Signal Sighting Assessment (in accordance with RIS-0737-CCS Issue 1) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The assessment shall detail any areas of mitigation in order to minimise solar glare. The approved assessment (and any associated mitigation) shall be implemented as part of the façade installation for phase C2 and thereafter retained and maintained in situ.

Reason - In the interest of minimising the effect of solar glare on the adjacent rail infrastructure and rail safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

64) a) Prior to the commencement of phase C2, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction that phase 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 associated with phase C2 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

///65) Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 102 Rev P1, ZD-TPM-G710-PL-XX-4029 203 Rev P1 and ZD-TPM-G710-PL-XX-4029 204 Rev P1 received by the City Council, as Local Planning Authority, on the 6 February 2023 and ZD-TPM-G710-PI-XX-4029 101- P9, ZD-TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024

(a) prior any above ground works associated with phase C2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;
- (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;
- (vi) Details of any external steps and handrails;
- (vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase C2 of the development hereby approved.

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.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

66) Prior to the first occupation of the residential element of phase C2, a detailed landscaped management plan for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy

67) Phase C2 shall be carried out in accordance with Manchester Airport - Safeguarding Report - 4x Proposed Buildings Trinity Islands Assessment of Instrument Flight Procedures received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CND/22/0409).

Reason - The height of this cluster of building reaches a height which is likely to affect aerodrome safeguarding and mitigation is required to be identified pursuant to policy DM2 of the Manchester Core Strategy (2012).

68) Phase C2 shall be carried out in accordance with Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CDN/22/0409). The approved obstacle lighting scheme shall be fully implemented before first occupation of phase C2 and retained thereafter.

Reason - In the interests of aviation safety, pursuant to policy DM2 of the Core Strategy for the City of Manchester.

69) Prior to the first occupation phase C2 hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Verification report providing photographic evidence of construction; and

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

70) Phase C2 hereby approved shall be carried out in accordance with the Energy Statement Element Sustainability, Environmental Standards Statement Element Sustainability stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

A post construction review certificate/statement for phase C shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for phase C2.

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.

71) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, (a) Prior to the first occupation of the residential element of phase C2 of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the residential element of phase C2, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

72) (a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P01, C2-SHP-G200-PL-01-B5D801 P01, C2-SHP-G200-PL-02-B5D801 P01 and C2-SHP-G200-PL-03-B5D801 P01

stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a scheme of acoustic insulation for those spaces shall be submitted for approval 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 (Leq,5min), respectively

(b) Prior to the first use of those spaces within phase C2, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

73) (a) Phase C2 shall be carried out in accordance with Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and Memo dated 1 November 2021 'AVO Strategy' stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022.

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation within phase C2 of development.

(b) Prior to the first occupation of the residential accommodation within phase C2, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors are closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved with windows and purge vent doors closed:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq (where practically possible)

Due to the proximity of the development to the rail line, it shall be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Ground borne noise/re-radiated noise shall also be factored into the assessment and design.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

74) Notwithstanding the Site Waste Management Strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, prior to any above ground works, details a waste management strategy for the storage and disposal of refuse for the residential element of phase C2 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the residential element of phase C2 and shall remain in situ whilst the use or development is in operation.

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.

75) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P01, C2-SHP-G200-PL-01-B5D801 P01, C2-SHP-G200-PL-02-B5D801 P01 and C2-SHP-G200-PL-03-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.

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

76) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P01, C2-SHP-G200-PL-01-B5D801 P01, C2-SHP-G200-PL-02-B5D801 P01 and C2-SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

77) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of phase C2, full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of phase C2 and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

78) 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 21 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.

79) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for phase C2:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

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

80) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P01, C2-SHP-G200-PL-01-B5D801 P01, C2-SHP-G200-PL-02-B5D801 P01 and C2-SHP-G200-PL-03-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 71 that there would be no unacceptable impact on residential amenity.

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

81) Prior to the first use of the commercial spaces within phase C2 as indicated on drawing C2-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;
- c. Details of the proposed furniture, including any barriers;
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;
- e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in phase C2 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

82) Each commercial unit, as shown on drawings C2-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 within phase C2 shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

83) The commercial units as indicated on drawing C2-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 within phase C2 shall be occupied as Class E (excluding convenience retail) and Sui Generis: Drinking Establishment) 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).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester (2012).

84) In the event that any of the commercial unit in phase C2, as shown on drawing C2-SHP-G200-PL-GRD-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 is occupied as a café/restaurant or drinking establishment, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:

- o Dispersal policy;
- o 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.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy (2012) and to saved policy DC26 of the Unitary Development Plan for Manchester.

85) 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 residential floorspace (Class C3a) in phase C2 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.

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

86) The residential use hereby approved in phase C2 shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

87) The phase C2 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 7 December 2021. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of phase C1 the City Council, as Local Planning Authority, must acknowledge 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.

88) The phase C2 hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

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 phase C2, a Travel Plan for that phase 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).

89) Prior to the first occupation of phase C2, the cycle storage, as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P01 and C2-SHP-G200-PL-B2-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, shall be implemented and made available upon first occupation of the residential element of the development within phase C2 and thereafter retained and maintained in situ.

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).

90) Prior to the first occupation of the residential element within phase C2 the car parking layout as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P01 and C2-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

///91) Prior to the first occupation of the residential element within phase C2, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P01 and C2-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

- (a) Layout and location of electric vehicle charging points;
- (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;

(c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 88. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C2 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

92) Prior to the first occupation of the residential element of phase C2, 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 in line with the Response to Highways Comments prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 4 February 2022, Chapter 15 'Traffic and Transport' of the ES including Appendix 15.1 and 15.2 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021

This shall include the following:

- Works to Water Street to create the accesses to Site C2, footways and cycleways consistent with the comprehensive highway improvement for Water Street.
- Creation of permanent access from Water Street including any relevant Traffic Regulation Orders;
- Reinstatement of redundant access points back to footway re-surfacing/repair of footways.

The approved scheme for phase C2 shall be implemented and be in place prior to the first occupation of the residential element associated with phase C2 and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

93) Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, within one month of the practical completion phase C2, 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 to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before phase C2 is first occupied or within one month of the study being submitted for approval in writing 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.

94) Prior to the first occupation of phase C2, details of bird and bat boxes to be provided (including location and specification) in that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential element of phase C2 and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

95) 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 within C2 shall be undertaken other than that expressly authorised by the granting of planning permission.

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

96) Prior to the first occupation of phase C2 of the development a signage strategy for the entire buildings and commercial frontages 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 that phase and used to inform any future advertisement applications for the building.

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

97) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

98) The development hereby approved shall include for full disabled access to be provided to the areas of public realm and communal walkways 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.

99) Prior to the first occupation of the residential element associated with phase C2, details of the siting, scale and appearance of the wind baffles as required by Chapter 17 - Wind Microclimate WSP of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and ES Addendum comprising: WSP Wind Microclimate Report received by the City Council, as Local Planning Authority, on the 13 June 2022 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element associated with phase C2 and thereafter retained and maintained in situ for as long as the development is in use.

Reason - In the interest of pedestrians safety and to ensure that the wind conditions are acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012).

100) Prior to the first occupation of the residential element associated with phase C2, details of the siting, scale and appearance of the generators and their screens. The approved details shall be implemented prior to the first occupation of the residential element associated with phase C2 and thereafter retained and maintained in situ for as long as the development is in use.

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

101) Before first occupation of Phase C2, a Car Club space shall be provided in a suitable location that has been submitted for approval in writing by the City Council as local planning authority. The car club space shall be implemented and made available upon the first occupation of phase C2 and thereafter retained and maintained in situ.

Reason - In the interests of providing sustainable development, pursuant to policy DM1 of the Manchester Core Strategy (2012).

102) Phase D1 of development shall be carried out in accordance Flood Risk Assessment and Drainage Strategy - Proposed Site at Trinity Island, Trinity Way, Manchester. Prepared by Curtins on the behalf of Renaker Build Ltd. Report Ref: 078567-CUR-XX-XX-RP-C-92001. Revision V03. Issue Date :12 November 2021 within appendix 16.2 of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

The development shall be carried out in accordance with this assessment including the mitigation measures outlined in section 5. Prior to the first occupation of phase D1, a verification report for phase D1 shall be submitted for approval in writing to the City Council, as Local Planning to confirm that the works in that phase have been undertaken in accordance with the previously approved report.

Reason - In the interest of managing the flood risk at the development pursuant to policy EN14 of the Manchester Core Strategy (2012).

////103) The remediation of Phase D1 shall be carried out in accordance with the Segregation of Lead Impacted Ash Made Ground (Site D) received by the City Council, as Local Planning Authority, 28 February 2023; Asbestos Management Plan, Phase 2 Ground Condition Investigation Report, Remediation Method Statement and Flood Risk Strategy received by the City Council, as Local Planning Authority, on the 22 September 2022; Email from Dave Varty dated the 31 October 2022; Email from Lee Sauders including attachment dated 27 October 2022; Email from Dave Varty dated 1 December 2022; and Email from Dave Varty dated 19 January 2023 under condition discharge application Ref: CDN/22/0682.

The remediation of phase D1 shall be carried out in accordance with the approved strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

104) Prior to the occupation of the residential element of any phase D1 of the development, and following completion of the remediation strategy approved as part of condition (103), a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been

carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site has been appropriately remediated prior to the commencement of works associated with the redevelopment of the site, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

105) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified as part of phase D1, 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 for approval 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. The approved strategy shall then be implemented and then verified as required condition 104.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

106) The piling for Phase D1 shall be carried out in accordance with the Foundation Works Risk Assessment. Project: Trinity Islands, Manchester. Prepared by Foundation Piling Ltd. Date: 16/08/2022 received by the City Council, as Local Planning Authority, on the 18 August 2022 (as approved under CDN/22/0440).

The approved details shall then be implemented during the construction of phase D1 of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

107) (a) Phase D1 shall be carried out in accordance with the drainage proposals received by the City Council, as Local Planning Authority, on the 8 and 29 July and 2 August 2022 (as approved as part of CDN/22/0461)

(b) Phase D1 shall then be constructed in accordance with the approved details, within an agreed timescale.

(c) Prior to the first occupation of phase D1 a verification report for that phase shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

108) A programme of archaeological works for phase D1 shall be undertaken in line with the Written Scheme of Investigations (WSI) for an Archaeological Evaluation of Site D, Trinity

Islands (dated 9 December 2020) stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021. The works are to be undertaken in accordance with the WSIs, which cover the following:

(a). A phased programme and methodology of investigation and recording that includes:

- archaeological evaluation trenching;
- pending the results of the above, a targeted open-area excavation.

Prior to the first occupation of the residential element of phase D1, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(b). A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

(c). Deposition of the final report with the Greater Manchester Historic Environment Record.

(d). Dissemination of the results of the archaeological investigations commensurate with their significance.

(e). Provision for archive deposition of the report and records of the site investigation.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

109) Phase D1 shall be carried out in accordance with Construction Management (Rev D) received by the City Council, as Local Planning Authority, on the 21 September 2022 (as approved under CDN/22/0409).

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

Reason - To safeguard the amenities of nearby residents, highway safety and the safety and operations of the adjacent tramway, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

////110) The external elevations of Phase D1 shall be carried out in accordance with the 10364-D2-SHP-A180-Rp-XX-001 | REVISION P 02 received by the City Council, as Local Planning Authority, on the 15 August 2023 under condition discharge application Ref: CDN/23/0558.

The approved materials shall then be implemented as part of the development.

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

111) a) Phase D1 shall be undertaken in accordance with the Local Labour Agreement and tracker received by the City Council, as Local Planning Authority, on the 6 October 2022 (as approved under CDN/22/0440).

(b) Within one month prior to construction work associated with phase D1 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to part (a) 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).

////112) Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 102 Rev P1, ZD-TPM-G710-PL-XX-4029 203 Rev P1 and ZD-TPM-G710-PL-XX-4029 204 Rev P1 received by the City Council, as Local Planning Authority, on the 6 February 2023 and ZD—TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024

(a). Prior to any above ground works within phase D1, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;
- (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;
- (vi) Details of any external steps and handrails;
- (vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D1 of the development hereby approved.

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.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

113) Prior to the first occupation of the residential element of phase D1, a detailed landscaped management plan for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the

public realm and hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy

114) Phase D1 shall be carried out in accordance with Manchester Airport - Safeguarding Report - 4x Proposed Buildings Trinity Islands Assessment of Instrument Flight Procedures received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CDN/22/0409).

Reason - The height of this cluster of building reaches a height which is likely to affect aerodrome safeguarding and mitigation is required to be identified pursuant to policy DM2 of the Manchester Core Strategy (2012).

115) Phase D1 shall be carried out in accordance with Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CDN/22/0409).

Prior to the first occupation of phase D1, a scheme for the north, west and southern corners of the building to be fitted with intermediate lights in order to provide greater conspicuity of the building for any low flying aircraft approaching from a general western direction shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved obstacle lighting scheme shall be fully implemented before first occupation of phase D1 and retained thereafter.

Reason - In the interests of aviation safety, pursuant to policy DM2 of the Core Strategy for the City of Manchester.

116) Prior to the first occupation phase D1 hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

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

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

117) Phase D1 hereby approved shall be carried out in accordance with the Energy Statement Element Sustainability, Environmental Standards Statement Element Sustainability stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

A post construction review certificate/statement for phase D1 shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for phase D1.

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.

////118) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and Environmental Noise Study prepared by Fisher Acoustics submitted to the City Council, as Local Planning Authority, on 13 September 2024, (a) Prior to the first occupation of the residential element of phase D1 of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the residential element of phase D1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

////119) (a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P04, D1-SHP-G200-PL-01-B5D801 P03, D1-SHP-G200-PL-02-B5D801 P03 and D1- SHP-G200-PL-03-B5D801 P03 stamped as received by submitted to the City Council, as Local Planning Authority, on the 13 September 2024, a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LA_{eq} (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 (L_{eq},5min), respectively

(b) Prior to the first use of those spaces within phase D1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post

completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

120) (a) Phase D1 shall be carried out in accordance with Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and Memo dated 1 November 2021 'AVO Strategy' stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022.

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation within phase D1 of development.

(b) Prior to the first occupation of the residential accommodation within phase D1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors are closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved with windows and purge vent doors are closed:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq (where practically possible)

Due to the proximity of the development to the rail line, it shall be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Ground borne noise/re-radiated noise shall also be factored into the assessment and design.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy

(2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

////121) Waste management strategy for the storage and disposal of refuse for the residential element of phase D1 shall be carried out in accordance with the Residential management strategy - Trinity Island Plot D Rev D 21 August 2024 and the Waste Management Report Rev v04.1 prepared by SLR Consulting received by the City Council, as Local Planning Authority, on 21 October 2024.

The approved scheme shall be implemented prior to the first occupation of the residential element of phase D1 and shall remain in situ whilst the use or development is in operation.

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.

////122) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings 1-SHP-G200-PL-GRD_B5D801 P04, D1-SHP-G200-PL-01-B5D801 P03, D1-SHP-G200-PL-02-B5D801 P03 and D1- SHP-G200-PL-03-B5D801 P03 received by the City Council, as Local Planning Authority, on the 13 September 2024, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.

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

////123) Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P04, D1-SHP-G200-PL-01-B5D801 P03, D1-SHP-G200-PL-02-B5D801 P03 and D1- SHP-G200-PL-03-B5D801 P03 received by the City Council, as Local Planning Authority, on the 13 September 2024, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

124) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of phase D1, full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of phase D1 and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

125) 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 21 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.

126) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for phase D1:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

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

////127) Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P04, D1-SHP-G200-PL-01-B5D801 P03, D1-SHP-G200-PL-02-B5D801 P03 and D1- SHP-G200-PL-03-B5D801 P03 received by the City Council, as Local Planning Authority, on the 13 September 2024, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 118 that there would be no unacceptable impact on residential amenity.

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

128) 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 residential floorspace (Class C3(a)) in phase D1 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.

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

129) The residential use hereby approved in phase D1 shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that

Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

130) The phase D1 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 7 December 2021. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of phase C1 the City Council, as Local Planning Authority, must acknowledge 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.

131) The phase D1 hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

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 phase D1, a Travel Plan for that phase 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).

///132) Prior to the first occupation of phase D1, the cycle storage, as indicated on drawings D1-SHP-G200-PL-B1-B5D801 P02 and D1-SHPG200-PL-B2-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 shall be implemented and made available upon first occupation of the residential element of the development within phase D1 and thereafter retained and maintained in situ.

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).

133) Prior to the first occupation of the residential element within phase D1 the car parking layout as indicated on drawings D1-SHP-G200-PL-B1-B5D801 P01 and D1-SHP-G200-PL-B2-B5D801 P01, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

134) Prior to the first occupation of the residential element within phase D1, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings D1-SHP-G200-PL-B1-B5D801 P02 and D1-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on 21 July 2023 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

- (a) Layout and location of electric vehicle charging points;
- (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;
- (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 131. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase D1 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

135) Prior to the first occupation of the residential element of phase D1, 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 in line with the Response to Highways Comments prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 4 February 2022, Chapter 15 'Traffic and Transport' of the ES including Appendix 15.1 and 15.2 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

This shall include the following:

- Modification to traffic signals at Trinity Way/Water Street (north side of junction) to accommodate an all red stage with controlled pedestrian movements to all arms;
- Modification to the junction along Trinity Way to accommodate a right turn lane (southbound) including the introduction of a signalised intersection at Trinity Way/Water Street together with modification to cycle lane and amendment to any relevant Traffic Regulation Orders;
- Widening of footway width at the Trinity Way access to a minimum of 2 metres.
- Creation of permanent access from Trinity Way including any relevant Traffic Regulation Orders;

- Re-surfacing/repair of footways to make good.

The approved scheme for phase D1 shall be implemented and be in place prior to the first occupation of the residential element of phase D1.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

136) Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, within one month of the practical completion phase D1, 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 to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before phase D1 is first occupied or within one month of the study being submitted for approval in writing 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.

137) Prior to the first occupation of phase D1, details of bird and bat boxes to be provided (including location and specification) in that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential element of phase D1 and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

138) 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 D1 building shall be undertaken other than that expressly authorised by the granting of planning permission.

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

139) Prior to the first occupation of phase D1 of the development a signage strategy for the entire buildings and commercial frontages 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 that phase and used to inform any future advertisement applications for the building.

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

140) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

141) The development hereby approved shall include for full disabled access to be provided to the public realm and communal walkways 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.

142) Prior to the first occupation of the residential element associated with phase D1, details of the siting, scale and appearance of the wind baffles as required by Chapter 17 - Wind Microclimate WSP of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and ES Addendum comprising: WSP Wind Microclimate Report received by the City Council, as Local Planning Authority, on the 13 June 2022 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element associated with phase D1 and thereafter retained and maintained in situ for as long as the development is in use.

Reason - In the interest of pedestrians safety and to ensure that the wind conditions are acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012).

143) Prior to the first occupation of the residential element associated with phase D1, details of the siting, scale and appearance of the generators and their screens shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element associated with phase D1 and thereafter retained and maintained in situ for as long as the development is in use.

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

144) Prior to the first occupation of the phase D1, a Vehicle Movement Strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Strategy shall include details for safe manoeuvring of vehicles associated with phase D1 particularly in respect of manoeuvring around the wind baffles. The approved Strategy shall be implemented as part of the proposals and thereafter retained as part of the proposed use of the development.

Reason - To ensure safe vehicle movements at the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

145) Prior to the first occupation of the residential element of phase C2, details and specification for works the underpass as indicated on drawing Z1-SHP-G000-PL-GRD-B5D802 Rev P03, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021. This shall include specification and location of art work, lighting and other works to the underpass. The approved scheme shall be implemented and made available prior to the first

occupation of the residential element of phase C2 and thereafter retained and maintained in situ.

Reason - In order to ensure the delivery of the work to the underpass in the interest of visual amenity, placing making and safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

146) Phase D2 of development shall be carried out in accordance Flood Risk Assessment and Drainage Strategy - Proposed Site at Trinity Island, Trinity Way, Manchester. Prepared by Curtins on the behalf of Renaker Build Ltd. Report Ref: 078567-CUR-XX-XX-RP-C-92001. Revision V03. Issue Date :12 November 2021 within appendix 16.2 of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

The development shall be carried out in accordance with this assessment including the mitigation measures outlined in section 5. Prior to the first occupation of phase D2, a verification report for phase D2 shall be submitted for approval in writing to the City Council, as Local Planning to confirm that the works in that phase have been undertaken in accordance with the previously approved report.

Reason - In the interest of managing the flood risk at the development pursuant to policy EN14 of the Manchester Core Strategy (2012).

////147) The remediation of Phase D2 shall be carried out in accordance with the Segregation of Lead Impacted Ash Made Ground (Site D) received by the City Council, as Local Planning Authority, 28 February 2023; Asbestos Management Plan, Phase 2 Ground Condition Investigation Report, Remediation Method Statement and Flood Risk Strategy received by the City Council, as Local Planning Authority, on the 22 September 2022; Email from Dave Varty dated the 31 October 2022; Email from Lee Sauders including attachment dated 27 October 2022; Email from Dave Varty dated 1 December 2022; and Email from Dave Varty dated 19 January 2023 under condition discharge application Ref: CDN/22/0682.

The remediation of phase D2 shall be carried out in accordance with the approved strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

148) Prior to the occupation of the residential element of any phase D2 of the development, and following completion of the remediation strategy approved as part of condition (147), a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site has been appropriately remediated prior to the commencement of works associated with the redevelopment of the site, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

149) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified in phase D2, 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 for approval 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. The approved strategy shall then be implemented and then verified as required condition 148.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

150) The piling for Phase D1 shall be carried out in accordance with the Foundation Works Risk Assessment. Project: Trinity Islands, Manchester. Prepared by Foundation Piling Ltd. Date: 16/08/2022 received by the City Council, as Local Planning Authority, on the 18 August 2022 (as approved under CDN/22/0440).

The approved details shall then be implemented during the construction of phase D2 of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

151) (a) Phase D2 shall be carried out in accordance with the drainage proposals received by the City Council, as Local Planning Authority, on the 8 and 29 July and 2 August 2022 (as approved as part of CDN/22/0461)

(b) Phase D2 shall then be constructed in accordance with the approved details, within an agreed timescale.

(c) Prior to the first occupation of phase D2 a verification report for that phase shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

152) A programme of archaeological works for phase D2 shall be undertaken in line with the Written Scheme of Investigations (WSI) for an Archaeological Evaluation of Site D, Trinity Islands (dated 9 December 2020) stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021. The works are to be undertaken in accordance with the WSIs, which cover the following:

(a). A phased programme and methodology of investigation and recording that includes:

- archaeological evaluation trenching;
- pending the results of the above, a targeted open-area excavation.

Prior to the first occupation of the residential element of phase D2, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(b). A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

- (c). Deposition of the final report with the Greater Manchester Historic Environment Record.
- (d). Dissemination of the results of the archaeological investigations commensurate with their significance.
- (e). Provision for archive deposition of the report and records of the site investigation.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

153) Phase 2 shall be carried out accordance with the Construction Management (Rev D) received by the City Council, as Local Planning Authority, on the 21 September 2022 (as approved under CDN/22/0409).

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

Reason - To safeguard the amenities of nearby residents, highway safety and the safety and operations of the adjacent tramway, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

////154) The external elevations of Phase D2 shall be carried out in accordance with the 10364-D2-SHP-A180-Rp-XX-001 | REVISION P 02 received by the City Council, as Local Planning Authority, on the 15 August 2023 under condition discharge application Ref: CDN/23/0558.

The approved materials shall then be implemented as part of the development.

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

155) a) Phase D2 shall be undertaken in accordance with the Local Labour Agreement and tracker received by the City Council, as Local Planning Authority, on the 6 October 2022 (as approved under CDN/22/0440).

(b) Within one month prior to construction work associated with phase D2 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to part (a) 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).

////156) Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PL-XX-4029 102 Rev P1, ZD-TPM-G710-PL-XX-4029 203 Rev P1 and ZD-TPM-G710-PL-XX-4029 204 Rev P1 received by the City Council, as Local Planning Authority, on the 6 February 2023 and drawings ZD-TPM-G710-PI-XX-4029 101-P9, ZD-TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024.

(a) prior to any above ground works associated with phase D2, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council

as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;
- (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;
- (vi) Details of any external steps and handrails;
- (vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D2 of the development hereby approved.

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.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

157) Prior to the first occupation of the residential element of phase D2, a detailed landscaped management plan for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy

158) Phase D2 shall be carried out in accordance with Manchester Airport - Safeguarding Report - 4x Proposed Buildings Trinity Islands Assessment of Instrument Flight Procedures received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CDN/22/0409).

Reason - The height of this cluster of building reaches a height which is likely to affect aerodrome safeguarding and mitigation is required to be identified pursuant to policy DM2 of the Manchester Core Strategy (2012).

159) Phase D2 shall be carried out in accordance with Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CDN/22/0409).

Prior to the first occupation of phase D2, a scheme for the north, west and southern corners of the building to be fitted with intermediate lights in order to provide greater conspicuity of the building for any low flying aircraft approaching from a general western direction shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved obstacle lighting scheme shall be fully implemented before first occupation of phase D2 and retained thereafter.

Reason - In the interests of aviation safety, pursuant to policy DM2 of the Core Strategy for the City of Manchester.

160) Prior to the first occupation phase D2 hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

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

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

161) Phase D2 hereby approved shall be carried out in accordance with the Energy Statement Element Sustainability, Environmental Standards Statement Element Sustainability stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

A post construction review certificate/statement for phase D2 shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for phase D2.

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.

162) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021,

(a) Prior to the first occupation of the residential element of phase D2 of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the residential element of phase D2, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

///163) (a) (a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of residents lounge, co working spaces and gymnasium in phase D2 as indicated on drawings D2-SHP-G200-PL-GRD-B5D801 P03, D2-SHPG200-PL-01-B5D801 P02, D2-SHP-G200-PL-02-B5D801 P02 and D2-SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LA_{eq} (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 (L_{eq},5min), respectively

(b) Prior to the first use of those spaces within phase D2, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

164) Phase D2 hereby approved shall be carried out in accordance with Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and Memo dated 1 November 2021 'AVO Strategy' stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022.

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation within phase D2 of development.

(b) Prior to the first occupation of the residential accommodation within phase D2, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with window and purge vent doors are closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved with window and purge vent doors are closed:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq (where practically possible)

Due to the proximity of the development to the rail line, it shall be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Ground borne noise/re-radiated noise shall also be factored into the assessment and design.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

////165) Waste management strategy for the storage and disposal of refuse for the residential element of phase D2 shall be carried out in accordance with the Residential management strategy - Trinity Island Plot D Rev v04.1 received by the City Council, as Local Planning Authority, on the 21 October 2024.

The approved scheme shall be implemented prior to the first occupation of the residential element of phase D2 and shall remain in situ whilst the use or development is in operation.

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.

//166) Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D2 as indicated on drawings D2-SHP-G200-PLGRD-B5D801 P03, D2-SHP-G200-PL-01-B5D801 P02, D2-SHP-G200-PL-02-B5D801 P02 and D2-SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

167) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of phase D2, full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of phase D2 and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

168) 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 21 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.

169) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for phase D2:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

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

//170) Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D2 as indicated on drawings D2-SHP-G200-PLGRD-B5D801 P03, D2-SHP-G200-PL-01-

B5D801 P02, D2-SHP-G200-PL-02-B5D801 P02 and D2-SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 163 that there would be no unacceptable impact on residential amenity.

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

171) 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 residential floorspace (Class C3(a)) development in phase D2 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.

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

172) The residential use hereby approved in phase D2 shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

173) The phase D2 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 7 December 2021. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of phase D2 the City Council, as Local Planning Authority, must acknowledge 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.

174) The phase D2 hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

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 phase D2, a Travel Plan for that phase 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).

///175) Prior to the first occupation of phase D2, the cycle storage, as indicated on drawings D2-SHP-G200-PL-B1-B5D801 P02 and D2-SHPG200-PL-B2-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 shall be implemented and made available upon first occupation of the residential element of the development within phase D2 and thereafter retained and maintained in situ.

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).

///176) Prior to the first occupation of the residential element within phase D2 the car parking layout as indicated on drawings D2-SHP-G200-PLB1-B5D801 P02 and D2- SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

////177) Prior to the first occupation of the residential element within phase D2, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings D2-SHP-G200-PL-B1-B5D801 P02 and D2-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local

Planning Authority, on the 21st July 2023 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

- (a) Layout and location of electric vehicle charging points;
- (b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;
- (c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 174. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase D2 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

178) Prior to the first occupation of the residential element of phase D2, 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 in line with the Response to Highways Comments prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 4 February 2022, Chapter 15 'Traffic and Transport' of the ES including Appendix 15.1 and 15.2 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021

This shall include the following:

- Re-surfacing/repair of footways to make good.

The approved scheme for phase D2 shall be implemented and be in place prior to the first occupation of the residential element of phase D2.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)

179) Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, within one month of the practical completion phase D2, 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 to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before phase D2 is first occupied or within one month of the study being submitted for approval in writing 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.

180) Prior to the first occupation of phase D2, details of bird and bat boxes to be provided (including location and specification) in that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential element of phase D2 and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

181) 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 phase D2 building shall be undertaken other than that expressly authorised by the granting of planning permission.

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

182) Prior to the first occupation of phase D2 of the development a signage strategy for the entire buildings and commercial frontages 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 that phase and used to inform any future advertisement applications for the building.

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

183) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

184) The development hereby approved shall include for full disabled access to be provided to the public realm and communal walkways 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.

185) Prior to the first occupation of the residential element associated with phase D2, details of the siting, scale and appearance of the wind baffles as required by Chapter 17 - Wind Microclimate WSP of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and ES Addendum comprising: WSP Wind Microclimate Report received by the City Council, as Local Planning Authority, on the 13 June 2022 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element associated with phase D2 and thereafter retained and maintained in situ for as long as the development is in use.

Reason - In the interest of pedestrian safety and to ensure that the wind conditions are acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012).

186) Prior to the first occupation of the residential element associated with phase D2, details of the siting, scale and appearance of the generators and their screens shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element associated with phase D2 and thereafter retained and maintained in situ for as long as the development is in use.

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

///187) Notwithstanding drawing Z1-SHP-G100- PL-GRD-B5D801 P04 received by the City Council, as Local Planning Authority, on the 13 September 2024, prior to the first occupation of the residential element of phase D2, details and specification of the children's play area shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include location and specification of equipment and surfaces. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase D2 and thereafter retained and maintained in situ.

Reason - In order to ensure the delivery of the children's play area and to ensure an appropriate specification to the works pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

188) Prior to the first occupation of the phase D2, a Vehicle Movement Strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Strategy shall include details for safe manoeuvring of vehicles associated with phase D2 particularly in respect of manoeuvring around the wind baffles. The approved Strategy shall be implemented as part of the proposals and thereafter retained as part of the proposed use of the development.

Reason - To ensure safe vehicle movements at the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

189) Before first occupation of Phase D2, a Car Club space shall be provided in a suitable location that has been submitted for approval in writing by the City Council as local planning authority. The car club space shall be implemented and made available upon the first occupation of phase D2 and thereafter retained and maintained in situ.

Reason - In the interests of providing sustainable development, pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit
Planning Casework Unit
Salford City Council

D 4.02 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 4.03 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
A 14.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 14.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 14.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 14.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 14.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 15.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 16.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 17.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 18.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 19.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ

[illegible]

[illegible]

[illegible]

[illegible]

B G.07 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XR
B G.08 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XR
B 9.02 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.03 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.04 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.05 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.06 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.07 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.08 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.09 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.10 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.11 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
B 9.12 Block B, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 1.01 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.01 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.02 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.03 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
13.04, Block A, Wilburn Basin, Salford, M5 4XQ
55 Ordsall Lane , Regent Road, Salford , M5 4RS
Flat 67, 189 Water Street, Manchester, M3 4JE
Flat 79, 189 Water Street, Manchester, M3 4JE
Flat 108, 189 Water Street, Manchester, M3 4JE
Flat 98, 189 Water Street, Manchester, M3 4JE
Flat 96, 189 Water Street, Manchester, M3 4JE
Flat 93, 189 Water Street, Manchester, M3 4JE
Flat 73, 189 Water Street, Manchester, M3 4JE
Flat 116, 189 Water Street, Manchester, M3 4JE
Flat 39, 191 Water Street, Manchester, M3 4JA
Flat 25, 191 Water Street, Manchester, M3 4JA
Flat 59, 191 Water Street, Manchester, M3 4JA
Flat 27, 191 Water Street, Manchester, M3 4JA
Flat 65, 191 Water Street, Manchester, M3 4JA
Flat 37, 191 Water Street, Manchester, M3 4JA
Flat 49, 191 Water Street, Manchester, M3 4JA
Flat 36, 191 Water Street, Manchester, M3 4JA
Flat 32, 191 Water Street, Manchester, M3 4JA
Flat 16, 191 Water Street, Manchester, M3 4JA
Flat 156, 187 Water Street, Manchester, M3 4JD
Apartment 140, 187 Water Street, Manchester, M3 4JD
Apartment 126, 187 Water Street, Manchester, M3 4JD
Flat 138, 187 Water Street, Manchester, M3 4JD
Flat 154, 187 Water Street, Manchester, M3 4JD
Apartment 151, 187 Water Street, Manchester, M3 4JD
Apartment 134, 187 Water Street, Manchester, M3 4JD
Flat 135, 187 Water Street, Manchester, M3 4JD
Apartment 163, 187 Water Street, Manchester, M3 4JD
Flat 175, 185 Water Street, Manchester, M3 4JU
Flat 182, 185 Water Street, Manchester, M3 4JU
Flat 190, 185 Water Street, Manchester, M3 4JU
184 Water Street, Manchester, M3 4AU
Flat 3A, 183 Water Street, Manchester, M3 4JU
Flat 1407, 1 Regent Road, Manchester, M3 4BA
180 Water Street, Manchester, M3 4AU
Flat 1601, 1 Regent Road, Manchester, M3 4BE

Flat 405, 1 Regent Road, Manchester, M3 4AY
Flat 514, 1 Regent Road, Manchester, M3 4AZ
Flat 1804, 1 Regent Road, Manchester, M3 4BE
Flat 1405, 1 Regent Road, Manchester, M3 4BA
Flat 1012, 1 Regent Road, Manchester, M3 4BA
Flat 203, 1 Regent Road, Manchester, M3 4AY
Flat 911, 1 Regent Road, Manchester, M3 4BA
Flat 1014, 1 Regent Road, Manchester, M3 4BA
Flat 2402, 1 Regent Road, Manchester, M3 4BE
Flat 1506, 1 Regent Road, Manchester, M3 4BE
Flat 1704, 1 Regent Road, Manchester, M3 4BE
Flat 107, 1 Regent Road, Manchester, M3 4AY
Flat 607, 1 Regent Road, Manchester, M3 4AZ
Flat 801, 1 Regent Road, Manchester, M3 4AZ
Flat 702, 1 Regent Road, Manchester, M3 4AZ
Flat 211, 1 Regent Road, Manchester, M3 4AY
Flat 205, 1 Regent Road, Manchester, M3 4AY
Flat 2106, 1 Regent Road, Manchester, M3 4BE
Flat 805, 1 Regent Road, Manchester, M3 4AZ
Flat 713, 1 Regent Road, Manchester, M3 4AZ
Flat 204, 1 Regent Road, Manchester, M3 4AY
Flat 614, 1 Regent Road, Manchester, M3 4AZ
Flat 517, 1 Regent Road, Manchester, M3 4AZ
Flat 710, 1 Regent Road, Manchester, M3 4AZ
Flat 909, 1 Regent Road, Manchester, M3 4BA
Flat 816, 1 Regent Road, Manchester, M3 4AZ
Flat 1107, 1 Regent Road, Manchester, M3 4BA
Flat 503, 1 Regent Road, Manchester, M3 4AZ
Flat 509, 1 Regent Road, Manchester, M3 4AZ
Flat 1502, 1 Regent Road, Manchester, M3 4BE
Flat 1011, 1 Regent Road, Manchester, M3 4BA
Flat 1212, 1 Regent Road, Manchester, M3 4BA
41A Potato Wharf, Manchester, M3 4NT
Arch 123A, Woollam Place, Manchester, M3 4JJ
1 New Elm Road, Manchester, M3 4JH
Flat 113, 189 Water Street, Manchester, M3 4JE
Flat 122, 189 Water Street, Manchester, M3 4JE
Flat 75, 189 Water Street, Manchester, M3 4JE
Flat 91, 189 Water Street, Manchester, M3 4JE
Flat 100, 189 Water Street, Manchester, M3 4JE
Flat 106, 189 Water Street, Manchester, M3 4JE
Flat 114, 189 Water Street, Manchester, M3 4JE
Flat 94, 189 Water Street, Manchester, M3 4JE
Flat 107, 189 Water Street, Manchester, M3 4JE
Flat 86, 189 Water Street, Manchester, M3 4JE
Flat 5, 191 Water Street, Manchester, M3 4JA
Flat 46, 191 Water Street, Manchester, M3 4JA
Flat 11, 191 Water Street, Manchester, M3 4JA
Flat 14, 191 Water Street, Manchester, M3 4JA
Flat 56, 191 Water Street, Manchester, M3 4JA
Flat 43, 191 Water Street, Manchester, M3 4JA
Flat 21, 191 Water Street, Manchester, M3 4JA
Flat 149, 187 Water Street, Manchester, M3 4JD
Flat 162, 187 Water Street, Manchester, M3 4JD

Apartment 164, 187 Water Street, Manchester, M3 4JD
Flat 153, 187 Water Street, Manchester, M3 4JD
Flat 145, 187 Water Street, Manchester, M3 4JD
Flat 129, 187 Water Street, Manchester, M3 4JD
Flat 169, 185 Water Street, Manchester, M3 4JU
Flat 188, 185 Water Street, Manchester, M3 4JU
Flat 205, 185 Water Street, Manchester, M3 4JU
Flat 3B, 183 Water Street, Manchester, M3 4JU
Flat 7, 183 Water Street, Manchester, M3 4JU
Flat 609, 1 Regent Road, Manchester, M3 4AZ
Flat 1103, 1 Regent Road, Manchester, M3 4BA
Flat 1201, 1 Regent Road, Manchester, M3 4BA
Flat 708, 1 Regent Road, Manchester, M3 4AZ
Flat 516, 1 Regent Road, Manchester, M3 4AZ
Flat 419, 1 Regent Road, Manchester, M3 4AY
Flat 1409, 1 Regent Road, Manchester, M3 4BA
Flat 1406, 1 Regent Road, Manchester, M3 4BA
Flat 1104, 1 Regent Road, Manchester, M3 4BA
Flat 707, 1 Regent Road, Manchester, M3 4AZ
Flat 1001, 1 Regent Road, Manchester, M3 4BA
Flat 414, 1 Regent Road, Manchester, M3 4AY
Flat 701, 1 Regent Road, Manchester, M3 4AZ
Flat 1701, 1 Regent Road, Manchester, M3 4BE
Flat 809, 1 Regent Road, Manchester, M3 4AZ
Flat 703, 1 Regent Road, Manchester, M3 4AZ
Flat 2506, 1 Regent Road, Manchester, M3 4BE
Flat 1306, 1 Regent Road, Manchester, M3 4BA
Flat 716, 1 Regent Road, Manchester, M3 4AZ
Flat 606, 1 Regent Road, Manchester, M3 4AZ
Flat 1705, 1 Regent Road, Manchester, M3 4BE
Flat 305, 1 Regent Road, Manchester, M3 4AY
Flat 407, 1 Regent Road, Manchester, M3 4AY
Flat 806, 1 Regent Road, Manchester, M3 4AZ
Flat 106, 1 Regent Road, Manchester, M3 4AY
Flat 1501, 1 Regent Road, Manchester, M3 4BE
Flat 1004, 1 Regent Road, Manchester, M3 4BA
Flat 316, 1 Regent Road, Manchester, M3 4AY
Flat 2101, 1 Regent Road, Manchester, M3 4BE
Flat 907, 1 Regent Road, Manchester, M3 4BA
Flat 1302, 1 Regent Road, Manchester, M3 4BA
Flat 116, 1 Regent Road, Manchester, M3 4AY
Flat 214, 1 Regent Road, Manchester, M3 4AY
Flat 2406, 1 Regent Road, Manchester, M3 4BE
Flat 1404, 1 Regent Road, Manchester, M3 4BA
Flat 2502, 1 Regent Road, Manchester, M3 4BE
Flat 105, 1 Regent Road, Manchester, M3 4AY
Flat 705, 1 Regent Road, Manchester, M3 4AZ
Flat 1309, 1 Regent Road, Manchester, M3 4BA
Flat 209, 1 Regent Road, Manchester, M3 4AY
Flat 913, 1 Regent Road, Manchester, M3 4BA
Flat M01, 1 Regent Road, Manchester, M3 4AY
Flat 910, 1 Regent Road, Manchester, M3 4BA
Unit 3, Manchester Industrial Centre, New Elm Road, Manchester, M3 4JH
Flat 119, 189 Water Street, Manchester, M3 4JE

Flat 120, 189 Water Street, Manchester, M3 4JE
Flat 101, 189 Water Street, Manchester, M3 4JE
Flat 112, 189 Water Street, Manchester, M3 4JE
Flat 111, 189 Water Street, Manchester, M3 4JE
Flat 3, 191 Water Street, Manchester, M3 4JA
Flat 6, 191 Water Street, Manchester, M3 4JA
Flat 54, 191 Water Street, Manchester, M3 4JA
Flat 12, 191 Water Street, Manchester, M3 4JA
Flat 57, 191 Water Street, Manchester, M3 4JA
Flat 51, 191 Water Street, Manchester, M3 4JA
Flat 166, 187 Water Street, Manchester, M3 4JD
Flat 130, 187 Water Street, Manchester, M3 4JD
Apartment 141, 187 Water Street, Manchester, M3 4JD
Flat 192, 185 Water Street, Manchester, M3 4JU
Flat 181, 185 Water Street, Manchester, M3 4JU
Flat 172, 185 Water Street, Manchester, M3 4JU
Flat 186, 185 Water Street, Manchester, M3 4JU
Flat 171, 185 Water Street, Manchester, M3 4JU
Flat 198, 185 Water Street, Manchester, M3 4JU
Porcelanosa, Water Street, Manchester, M3 4JU
Flat 1, 183 Water Street, Manchester, M3 4JU
Flat 110, 1 Regent Road, Manchester, M3 4AY
Flat 610, 1 Regent Road, Manchester, M3 4AZ
Flat 420, 1 Regent Road, Manchester, M3 4AY
Flat 1410, 1 Regent Road, Manchester, M3 4BA
Flat 813, 1 Regent Road, Manchester, M3 4AZ
Flat 803, 1 Regent Road, Manchester, M3 4AZ
Flat 404, 1 Regent Road, Manchester, M3 4AY
Flat 102, 1 Regent Road, Manchester, M3 4AY
Flat 2205, 1 Regent Road, Manchester, M3 4BE
Flat 1109, 1 Regent Road, Manchester, M3 4BA
Flat 1110, 1 Regent Road, Manchester, M3 4BA
Flat 706, 1 Regent Road, Manchester, M3 4AZ
Flat 802, 1 Regent Road, Manchester, M3 4AZ
Flat 2206, 1 Regent Road, Manchester, M3 4BE
Flat 412, 1 Regent Road, Manchester, M3 4AY
Flat 315, 1 Regent Road, Manchester, M3 4AY
Flat 2002, 1 Regent Road, Manchester, M3 4BE
Flat 1206, 1 Regent Road, Manchester, M3 4BA
Flat 408, 1 Regent Road, Manchester, M3 4AY
Flat 201, 1 Regent Road, Manchester, M3 4AY
Flat 518, 1 Regent Road, Manchester, M3 4AZ
Flat 615, 1 Regent Road, Manchester, M3 4AZ
Flat 1312, 1 Regent Road, Manchester, M3 4BA
Flat 602, 1 Regent Road, Manchester, M3 4AZ
Flat 1308, 1 Regent Road, Manchester, M3 4BA
Flat 307, 1 Regent Road, Manchester, M3 4AY
Flat 1801, 1 Regent Road, Manchester, M3 4BE
Flat 712, 1 Regent Road, Manchester, M3 4AZ
Flat 302, 1 Regent Road, Manchester, M3 4AY
Flat 1806, 1 Regent Road, Manchester, M3 4BE
Flat 1606, 1 Regent Road, Manchester, M3 4BE
Flat 507, 1 Regent Road, Manchester, M3 4AZ
Flat 416, 1 Regent Road, Manchester, M3 4AY

Flat 1208, 1 Regent Road, Manchester, M3 4BA
Flat 1007, 1 Regent Road, Manchester, M3 4BA
Flat M02, 1 Regent Road, Manchester, M3 4AY
Flat 410, 1 Regent Road, Manchester, M3 4AY
Units 5 And 6, Manchester Industrial Centre, New Elm Road, Manchester, M3 4JH
Unit 4, Manchester Industrial Centre, New Elm Road, Manchester, M3 4JH
Flat 69, 189 Water Street, Manchester, M3 4JE
Flat 70, 189 Water Street, Manchester, M3 4JE
Flat 110, 189 Water Street, Manchester, M3 4JE
Flat 82, 189 Water Street, Manchester, M3 4JE
Flat 77, 189 Water Street, Manchester, M3 4JE
Flat 87, 189 Water Street, Manchester, M3 4JE
Flat 102, 189 Water Street, Manchester, M3 4JE
Flat 105, 189 Water Street, Manchester, M3 4JE
Flat 64, 191 Water Street, Manchester, M3 4JA
Flat 38, 191 Water Street, Manchester, M3 4JA
Flat 18, 191 Water Street, Manchester, M3 4JA
Flat 50, 191 Water Street, Manchester, M3 4JA
Flat 1, 191 Water Street, Manchester, M3 4JA
Flat 31, 191 Water Street, Manchester, M3 4JA
Flat 62, 191 Water Street, Manchester, M3 4JA
Flat 24, 191 Water Street, Manchester, M3 4JA
Flat 35, 191 Water Street, Manchester, M3 4JA
Flat 19, 191 Water Street, Manchester, M3 4JA
Flat 53, 191 Water Street, Manchester, M3 4JA
Flat 137, 187 Water Street, Manchester, M3 4JD
Flat 131, 187 Water Street, Manchester, M3 4JD
Flat 165, 187 Water Street, Manchester, M3 4JD
Flat 159, 187 Water Street, Manchester, M3 4JD
Flat 136, 187 Water Street, Manchester, M3 4JD
Apartment 133, 187 Water Street, Manchester, M3 4JD
Flat 155, 187 Water Street, Manchester, M3 4JD
Flat 201, 185 Water Street, Manchester, M3 4JU
Flat 176, 185 Water Street, Manchester, M3 4JU
Flat 179, 185 Water Street, Manchester, M3 4JU
Flat 199, 185 Water Street, Manchester, M3 4JU
Flat 8, 183 Water Street, Manchester, M3 4JU
Flat 5, 183 Water Street, Manchester, M3 4JU
188 Water Street, Manchester, M3 4AU
190 Water Street, Manchester, M3 4AU
Flat 219, 1 Regent Road, Manchester, M3 4AY
Flat 212, 1 Regent Road, Manchester, M3 4AY
Flat 104, 1 Regent Road, Manchester, M3 4AY
Flat 2104, 1 Regent Road, Manchester, M3 4BE
Flat 1604, 1 Regent Road, Manchester, M3 4BE
Flat 318, 1 Regent Road, Manchester, M3 4AY
Flat 2003, 1 Regent Road, Manchester, M3 4BE
Flat 1304, 1 Regent Road, Manchester, M3 4BA
Flat 109, 1 Regent Road, Manchester, M3 4AY
Flat 505, 1 Regent Road, Manchester, M3 4AZ
Flat 320, 1 Regent Road, Manchester, M3 4AY
Flat 2303, 1 Regent Road, Manchester, M3 4BE
Flat 401, 1 Regent Road, Manchester, M3 4AY
Flat 1904, 1 Regent Road, Manchester, M3 4BE

Flat 1008, 1 Regent Road, Manchester, M3 4BA
Flat 1902, 1 Regent Road, Manchester, M3 4BE
Flat 904, 1 Regent Road, Manchester, M3 4BA
Flat 1905, 1 Regent Road, Manchester, M3 4BE
Flat 309, 1 Regent Road, Manchester, M3 4AY
Flat 1210, 1 Regent Road, Manchester, M3 4BA
Flat 2503, 1 Regent Road, Manchester, M3 4BE
Flat 502, 1 Regent Road, Manchester, M3 4AZ
Flat 1013, 1 Regent Road, Manchester, M3 4BA
Flat 2505, 1 Regent Road, Manchester, M3 4BE
Flat 906, 1 Regent Road, Manchester, M3 4BA
Flat 613, 1 Regent Road, Manchester, M3 4AZ
Flat 111, 1 Regent Road, Manchester, M3 4AY
Flat 604, 1 Regent Road, Manchester, M3 4AZ
Flat 1509, 1 Regent Road, Manchester, M3 4BE
Flat 520, 1 Regent Road, Manchester, M3 4AZ
Flat 601, 1 Regent Road, Manchester, M3 4AZ
Flat 2203, 1 Regent Road, Manchester, M3 4BE
Flat 1602, 1 Regent Road, Manchester, M3 4BE
Flat 1903, 1 Regent Road, Manchester, M3 4BE
Flat 1805, 1 Regent Road, Manchester, M3 4BE
Arch 123, Woollam Place, Manchester, M3 4JJ
Arch 121, Woollam Place, Manchester, M3 4JJ
Flat 88, 189 Water Street, Manchester, M3 4JE
Flat 84, 189 Water Street, Manchester, M3 4JE
Flat 115, 189 Water Street, Manchester, M3 4JE
Flat 117, 189 Water Street, Manchester, M3 4JE
Flat 97, 189 Water Street, Manchester, M3 4JE
Flat 103, 189 Water Street, Manchester, M3 4JE
Flat 81, 189 Water Street, Manchester, M3 4JE
Flat 125, 189 Water Street, Manchester, M3 4JE
Flat 92, 189 Water Street, Manchester, M3 4JE
Flat 63, 191 Water Street, Manchester, M3 4JA
Flat 60, 191 Water Street, Manchester, M3 4JA
Flat 26, 191 Water Street, Manchester, M3 4JA
Flat 55, 191 Water Street, Manchester, M3 4JA
Flat 22, 191 Water Street, Manchester, M3 4JA
Flat 47, 191 Water Street, Manchester, M3 4JA
Flat 17, 191 Water Street, Manchester, M3 4JA
Flat 2, 191 Water Street, Manchester, M3 4JA
Flat 44, 191 Water Street, Manchester, M3 4JA
Flat 42, 191 Water Street, Manchester, M3 4JA
Flat 167, 187 Water Street, Manchester, M3 4JD
Apartment 142, 187 Water Street, Manchester, M3 4JD
Apartment 157, 187 Water Street, Manchester, M3 4JD
Flat 158, 187 Water Street, Manchester, M3 4JD
Flat 148, 187 Water Street, Manchester, M3 4JD
Flat 184, 185 Water Street, Manchester, M3 4JU
Flat 202, 185 Water Street, Manchester, M3 4JU
Flat 183, 185 Water Street, Manchester, M3 4JU
Flat 200, 185 Water Street, Manchester, M3 4JU
Flat 204, 185 Water Street, Manchester, M3 4JU
Flat 191, 185 Water Street, Manchester, M3 4JU
Flat 197, 185 Water Street, Manchester, M3 4JU

Flat 178, 185 Water Street, Manchester, M3 4JU
Flat 6, 183 Water Street, Manchester, M3 4JU
Flat 403, 1 Regent Road, Manchester, M3 4AY
Flat 101, 1 Regent Road, Manchester, M3 4AY
Flat 1010, 1 Regent Road, Manchester, M3 4BA
Flat 902, 1 Regent Road, Manchester, M3 4BA
182 Water Street, Manchester, M3 4AU
Flat 908, 1 Regent Road, Manchester, M3 4BA
Flat 1507, 1 Regent Road, Manchester, M3 4BE
Flat 306, 1 Regent Road, Manchester, M3 4AY
Flat 611, 1 Regent Road, Manchester, M3 4AZ
Flat 1803, 1 Regent Road, Manchester, M3 4BE
Flat 515, 1 Regent Road, Manchester, M3 4AZ
Flat 113, 1 Regent Road, Manchester, M3 4AY
Flat 1505, 1 Regent Road, Manchester, M3 4BE
Flat 2401, 1 Regent Road, Manchester, M3 4BE
Flat 2508, 1 Regent Road, Manchester, M3 4BE
Flat 513, 1 Regent Road, Manchester, M3 4AZ
Flat 1009, 1 Regent Road, Manchester, M3 4BA
Flat 1310, 1 Regent Road, Manchester, M3 4BA
Flat 1305, 1 Regent Road, Manchester, M3 4BA
Flat 709, 1 Regent Road, Manchester, M3 4AZ
Flat 206, 1 Regent Road, Manchester, M3 4AY
Flat 1106, 1 Regent Road, Manchester, M3 4BA
Flat 117, 1 Regent Road, Manchester, M3 4AY
Flat 511, 1 Regent Road, Manchester, M3 4AZ
A 1.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 1.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 1.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 1.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 1.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 10.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 11.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 2.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 2.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 2.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 2.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 2.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP

A 3.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 3.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 3.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 3.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 3.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 4.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 5.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 5.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 5.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 5.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 5.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
Grosvenor Casino, 5 Derwent Street, Salford, M5 4SW
A 5.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 5.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 5.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 5.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 6.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 6.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
C 2.07 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
Flat 1211, 1 Regent Road, Manchester, M3 4BA
Flat 415, 1 Regent Road, Manchester, M3 4AY
Flat 903, 1 Regent Road, Manchester, M3 4BA
Flat 319, 1 Regent Road, Manchester, M3 4AY
Flat 210, 1 Regent Road, Manchester, M3 4AY
Flat 508, 1 Regent Road, Manchester, M3 4AZ
Flat 1203, 1 Regent Road, Manchester, M3 4BA
Flat 1301, 1 Regent Road, Manchester, M3 4BA
Flat 2507, 1 Regent Road, Manchester, M3 4BE
Flat 312, 1 Regent Road, Manchester, M3 4AY
Flat 1901, 1 Regent Road, Manchester, M3 4BE
Flat 1105, 1 Regent Road, Manchester, M3 4BA
Flat 810, 1 Regent Road, Manchester, M3 4AZ
Flat 1703, 1 Regent Road, Manchester, M3 4BE
Flat 123, 189 Water Street, Manchester, M3 4JE
Flat 85, 189 Water Street, Manchester, M3 4JE
Flat 78, 189 Water Street, Manchester, M3 4JE
Flat 124, 189 Water Street, Manchester, M3 4JE
Flat 74, 189 Water Street, Manchester, M3 4JE
Flat 80, 189 Water Street, Manchester, M3 4JE
Flat 99, 189 Water Street, Manchester, M3 4JE
Flat 90, 189 Water Street, Manchester, M3 4JE
Flat 72, 189 Water Street, Manchester, M3 4JE
Flat 28, 191 Water Street, Manchester, M3 4JA
Flat 41, 191 Water Street, Manchester, M3 4JA
Flat 10, 191 Water Street, Manchester, M3 4JA
Flat 7, 191 Water Street, Manchester, M3 4JA

Flat 8, 191 Water Street, Manchester, M3 4JA
Flat 15, 191 Water Street, Manchester, M3 4JA
Flat 128, 187 Water Street, Manchester, M3 4JD
Flat 143, 187 Water Street, Manchester, M3 4JD
Flat 161, 187 Water Street, Manchester, M3 4JD
Flat 152, 187 Water Street, Manchester, M3 4JD
Apartment 139, 187 Water Street, Manchester, M3 4JD
Flat 147, 187 Water Street, Manchester, M3 4JD
Flat 207, 185 Water Street, Manchester, M3 4JU
Flat 189, 185 Water Street, Manchester, M3 4JU
Flat 203, 185 Water Street, Manchester, M3 4JU
Flat 193, 185 Water Street, Manchester, M3 4JU
Flat 194, 185 Water Street, Manchester, M3 4JU
Flat 174, 185 Water Street, Manchester, M3 4JU
Flat 195, 185 Water Street, Manchester, M3 4JU
Flat 206, 185 Water Street, Manchester, M3 4JU
Flat 2005, 1 Regent Road, Manchester, M3 4BE
Flat 2404, 1 Regent Road, Manchester, M3 4BE
Flat 914, 1 Regent Road, Manchester, M3 4BA
Flat 108, 1 Regent Road, Manchester, M3 4AY
Flat 215, 1 Regent Road, Manchester, M3 4AY
Flat 912, 1 Regent Road, Manchester, M3 4BA
Flat 409, 1 Regent Road, Manchester, M3 4AY
Flat 311, 1 Regent Road, Manchester, M3 4AY
Flat 115, 1 Regent Road, Manchester, M3 4AY
Flat 2004, 1 Regent Road, Manchester, M3 4BE
Flat 1508, 1 Regent Road, Manchester, M3 4BE
Flat 213, 1 Regent Road, Manchester, M3 4AY
Flat 608, 1 Regent Road, Manchester, M3 4AZ
C 2.04 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.05 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.06 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.08 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.09 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.10 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.11 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 2.12 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.01 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.02 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.06 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.03 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.04 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.05 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.07 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.08 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.09 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.10 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.11 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 3.12 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.01 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.02 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.03 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.04 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.05 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS

C 4.06 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.07 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.08 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.09 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.10 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.11 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 4.12 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.01 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.02 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.03 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.04 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.05 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.06 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.07 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.08 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.09 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.10 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.11 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 5.12 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.01 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.02 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.03 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.04 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
Wilburn Basin, Salford, M54XR
A 18.01 Wilburn Basin, Ordsall Lane, Salford, M54XQ
C 6.05 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.06 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.07 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.08 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.09 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.10 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
Flat 2201, 1 Regent Road, Manchester, M3 4BE
Flat 704, 1 Regent Road, Manchester, M3 4AZ
Flat 2103, 1 Regent Road, Manchester, M3 4BE
Flat 512, 1 Regent Road, Manchester, M3 4AZ
Flat 2102, 1 Regent Road, Manchester, M3 4BE
Flat 317, 1 Regent Road, Manchester, M3 4AY
Flat 418, 1 Regent Road, Manchester, M3 4AY
Flat 411, 1 Regent Road, Manchester, M3 4AY
Flat 501, 1 Regent Road, Manchester, M3 4AZ
Flat 406, 1 Regent Road, Manchester, M3 4AY
Flat 1005, 1 Regent Road, Manchester, M3 4BA
Flat 1311, 1 Regent Road, Manchester, M3 4BA
Flat 1207, 1 Regent Road, Manchester, M3 4BA
Flat 216, 1 Regent Road, Manchester, M3 4AY
Flat 1510, 1 Regent Road, Manchester, M3 4BE
Flat 314, 1 Regent Road, Manchester, M3 4AY
Flat 1101, 1 Regent Road, Manchester, M3 4BA
Flat 2501, 1 Regent Road, Manchester, M3 4BE
Flat 304, 1 Regent Road, Manchester, M3 4AY
Flat 2301, 1 Regent Road, Manchester, M3 4BE
Flat 1702, 1 Regent Road, Manchester, M3 4BE
Flat 303, 1 Regent Road, Manchester, M3 4AY
Flat M05, 1 Regent Road, Manchester, M3 4AY

Flat 2006, 1 Regent Road, Manchester, M3 4BE
Flat 804, 1 Regent Road, Manchester, M3 4AZ
Flat 916, 1 Regent Road, Manchester, M3 4BA
Flat 118, 189 Water Street, Manchester, M3 4JE
Flat 121, 189 Water Street, Manchester, M3 4JE
Flat 71, 189 Water Street, Manchester, M3 4JE
Flat 95, 189 Water Street, Manchester, M3 4JE
Flat 89, 189 Water Street, Manchester, M3 4JE
Flat 104, 189 Water Street, Manchester, M3 4JE
Flat 33, 191 Water Street, Manchester, M3 4JA
Flat 34, 191 Water Street, Manchester, M3 4JA
Flat 30, 191 Water Street, Manchester, M3 4JA
Flat 58, 191 Water Street, Manchester, M3 4JA
Flat 9, 191 Water Street, Manchester, M3 4JA
Flat 52, 191 Water Street, Manchester, M3 4JA
Flat 29, 191 Water Street, Manchester, M3 4JA
Flat 4, 191 Water Street, Manchester, M3 4JA
Flat 45, 191 Water Street, Manchester, M3 4JA
Apartment 144, 187 Water Street, Manchester, M3 4JD
Flat 146, 187 Water Street, Manchester, M3 4JD
Flat 132, 187 Water Street, Manchester, M3 4JD
Flat 170, 185 Water Street, Manchester, M3 4JU
Flat 168, 185 Water Street, Manchester, M3 4JU
Flat 173, 185 Water Street, Manchester, M3 4JU
Flat 187, 185 Water Street, Manchester, M3 4JU
Flat 4, 183 Water Street, Manchester, M3 4JU
Flat 2, 183 Water Street, Manchester, M3 4JU
Flat 310, 1 Regent Road, Manchester, M3 4AY
Flat 2403, 1 Regent Road, Manchester, M3 4BE
Flat 808, 1 Regent Road, Manchester, M3 4AZ
Flat 2306, 1 Regent Road, Manchester, M3 4BE
Flat 510, 1 Regent Road, Manchester, M3 4AZ
Flat 1603, 1 Regent Road, Manchester, M3 4BE
Flat 1102, 1 Regent Road, Manchester, M3 4BA
A 6.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 6.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 6.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 6.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 6.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 6.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 6.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 8.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 7.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 8.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 8.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 8.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP

A 8.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 8.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 8.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 8.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 8.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 9.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A 12.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 12.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 12.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 12.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 12.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 12.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 12.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 2.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 12.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.05 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.06 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.07 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.08 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 13.09 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 14.01 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 14.02 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A 14.03 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
Flat 1202, 1 Regent Road, Manchester, M3 4BA
Flat M06, 1 Regent Road, Manchester, M3 4AY
Flat 1111, 1 Regent Road, Manchester, M3 4BA
Flat 616, 1 Regent Road, Manchester, M3 4AZ
Flat 915, 1 Regent Road, Manchester, M3 4BA
Flat 1503, 1 Regent Road, Manchester, M3 4BE
Flat 1706, 1 Regent Road, Manchester, M3 4BE
Flat 812, 1 Regent Road, Manchester, M3 4AZ
Flat 119, 1 Regent Road, Manchester, M3 4AY
Flat 1307, 1 Regent Road, Manchester, M3 4BA
Flat 1108, 1 Regent Road, Manchester, M3 4BA
Flat 1204, 1 Regent Road, Manchester, M3 4BA
Flat 402, 1 Regent Road, Manchester, M3 4AY
Flat 308, 1 Regent Road, Manchester, M3 4AY
Flat 1403, 1 Regent Road, Manchester, M3 4BA
Flat 506, 1 Regent Road, Manchester, M3 4AZ
Flat 814, 1 Regent Road, Manchester, M3 4AZ
Flat 1906, 1 Regent Road, Manchester, M3 4BE
Flat 2405, 1 Regent Road, Manchester, M3 4BE

Flat 1605, 1 Regent Road, Manchester, M3 4BE
Flat 1802, 1 Regent Road, Manchester, M3 4BE
Flat 103, 1 Regent Road, Manchester, M3 4AY
Flat 807, 1 Regent Road, Manchester, M3 4AZ
Flat 815, 1 Regent Road, Manchester, M3 4AZ
Flat 1112, 1 Regent Road, Manchester, M3 4BA
Flat 2305, 1 Regent Road, Manchester, M3 4BE
Flat 603, 1 Regent Road, Manchester, M3 4AZ
Flat 519, 1 Regent Road, Manchester, M3 4AZ
Arch 122, Woollam Place, Manchester, M3 4JJ
Flat 76, 189 Water Street, Manchester, M3 4JE
Flat 109, 189 Water Street, Manchester, M3 4JE
Flat 83, 189 Water Street, Manchester, M3 4JE
Flat 68, 189 Water Street, Manchester, M3 4JE
Flat 40, 191 Water Street, Manchester, M3 4JA
Flat 20, 191 Water Street, Manchester, M3 4JA
Flat 23, 191 Water Street, Manchester, M3 4JA
Flat 66, 191 Water Street, Manchester, M3 4JA
Flat 61, 191 Water Street, Manchester, M3 4JA
Flat 48, 191 Water Street, Manchester, M3 4JA
Flat 150, 187 Water Street, Manchester, M3 4JD
Flat 160, 187 Water Street, Manchester, M3 4JD
Apartment 127, 187 Water Street, Manchester, M3 4JD
Flat 185, 185 Water Street, Manchester, M3 4JU
Flat 177, 185 Water Street, Manchester, M3 4JU
Flat 180, 185 Water Street, Manchester, M3 4JU
Flat 208, 185 Water Street, Manchester, M3 4JU
Flat 196, 185 Water Street, Manchester, M3 4JU
Ground Floor, 183 Water Street, Manchester, M3 4JU
186 Water Street, Manchester, M3 4AU
Flat 605, 1 Regent Road, Manchester, M3 4AZ
Flat M07, 1 Regent Road, Manchester, M3 4AY
Flat M03, 1 Regent Road, Manchester, M3 4AY
Flat 1401, 1 Regent Road, Manchester, M3 4BA
Flat 301, 1 Regent Road, Manchester, M3 4AY
Flat 715, 1 Regent Road, Manchester, M3 4AZ
Flat 2204, 1 Regent Road, Manchester, M3 4BE
Flat 1006, 1 Regent Road, Manchester, M3 4BA
A 14.04 Block A, Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
C 7.02 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.11 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 6.12 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.01 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.03 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.04 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.05 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.06 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.07 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.08 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.09 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.10 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.11 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C 7.12 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C G.01 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS

C G.02 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C G.03 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C G.04 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C G.05 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C G.06 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C G.07 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
C G.08 Block C, Wilburn Basin, Ordsall Lane, Salford, M5 4XS
D 1.01 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 1.02 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 1.03 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT, Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 1.04 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 1.05 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 1.06 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.01 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.02 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.03 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.04 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.06 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.05 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.07 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.08 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.09 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.10 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.11 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 2.12 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.01 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.02 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.03 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.04 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.05 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.06 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.07 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.08 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
KFC, Regent Road, Salford, M5 4QU
D 3.09 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.10 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.11 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 3.12 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
D 4.01 Block D, Wilburn Basin, Ordsall Lane, Salford, M5 4XT
Flat 2304, 1 Regent Road, Manchester, M3 4BE
Flat 1402, 1 Regent Road, Manchester, M3 4BA
Flat 208, 1 Regent Road, Manchester, M3 4AY
Flat 413, 1 Regent Road, Manchester, M3 4AY
Flat 1303, 1 Regent Road, Manchester, M3 4BA
Flat 2001, 1 Regent Road, Manchester, M3 4BE
Flat 218, 1 Regent Road, Manchester, M3 4AY
Flat 202, 1 Regent Road, Manchester, M3 4AY
Flat 1003, 1 Regent Road, Manchester, M3 4BA
Flat 1408, 1 Regent Road, Manchester, M3 4BA
Flat 714, 1 Regent Road, Manchester, M3 4AZ
Flat M04, 1 Regent Road, Manchester, M3 4AY
Flat 811, 1 Regent Road, Manchester, M3 4AZ
Flat 118, 1 Regent Road, Manchester, M3 4AY

Flat 207, 1 Regent Road, Manchester, M3 4AY
Flat 417, 1 Regent Road, Manchester, M3 4AY
Flat 2202, 1 Regent Road, Manchester, M3 4BE
Flat 1002, 1 Regent Road, Manchester, M3 4BA
Flat 2302, 1 Regent Road, Manchester, M3 4BE
Flat 2105, 1 Regent Road, Manchester, M3 4BE
Flat 1209, 1 Regent Road, Manchester, M3 4BA
Flat 901, 1 Regent Road, Manchester, M3 4BA
Flat 2504, 1 Regent Road, Manchester, M3 4BE
Flat 1504, 1 Regent Road, Manchester, M3 4BE
Flat 217, 1 Regent Road, Manchester, M3 4AY
Flat 504, 1 Regent Road, Manchester, M3 4AZ
Flat 313, 1 Regent Road, Manchester, M3 4AY
Flat 612, 1 Regent Road, Manchester, M3 4AZ
Flat 711, 1 Regent Road, Manchester, M3 4AZ
Flat 905, 1 Regent Road, Manchester, M3 4BA
Flat 112, 1 Regent Road, Manchester, M3 4AY
Flat 1205, 1 Regent Road, Manchester, M3 4BA
Flat 114, 1 Regent Road, Manchester, M3 4AY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL