

Application Number	Date of Appln	Committee Date	Ward
143469/JO/2025	16th Jul 2025	23 Oct 2025	Ardwick Ward

Proposal Variation to condition 30 (Use of Building) attached to planning permission 137399/FO/2023 to allow use of building outside of term time

Location Land Bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD

Applicant McLaren Property (UBS 1) Ltd

Agent Neil Lucas, AshtonHale Ltd

Executive Summary

The proposal seeks to vary condition 30 of planning permission 137399/FO/2023 to allow non term time use of the PBSA.

There are 9 objections and an objection from Councillor Abdulatif.

Impact on local residents

Planning condition 30 aimed to restrict the use of the building outside term time. The applicant seeks permission to use 258 rooms (35%), during non-term time. The minimum tenancy would be one week. It would be used by students attending summer schools, undertaking internships or placements, or transitioning between tenancies only.

35% would be the maximum occupancy. Whilst this would increase comings and goings, a combination of previously approved and bespoke measures, should ensure that there would be no unduly harmful impacts that would warrant refusal.

A full report is attached below for Members consideration.

Description

Planning permission was granted in November 2024, for a 6 to 9 storey building for Sci-Tech use and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) with public realm.

The site is to the south of the former Williams site (subject to planning permission 137401/FO/2023 for a Sci Tech and PBSA Buildings granted in November 2024). Both sites form part of a larger masterplan to bring forward a comprehensive development in this area.



Location plan

The northern part of the site (formerly Citroen) was partially used as a temporary pay and display car park and is accessed from Upper Brook Street and Kincardine Road. The remainder was occupied by Elizabeth Yarwood Court.

Brunswick has been transformed over the last decade with significant investment in housing and infrastructure through a Public Finance Initiative creating new and refurbished homes, green spaces and public realm. The prevailing character is two and three storey dwellings, however, there are mid-rise apartment buildings on Brunswick Street. Garside Gardens is a green space at the heart of the community.

There is a 6 storey PBSA scheme at Kincardine Court. The University of Manchester campus is on the opposite side of Upper Brook Street. The site is approximately 1 km from Oxford Road Train Station and within walking distance of services and amenities, particularly on Oxford Road.

The site is in Flood Zone 1 and 2 and a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor.

The speed limit on Upper Brook Street is 30mph. There are 'No Waiting at Any Time' and 'No Loading' (7am-7pm) restrictions on sides of the street. The speed limit on Cottenham Street is 20mph with 'No Waiting at Any Time' restrictions along the majority of its length although limited waiting parking bays are on its southern side (Permit Holders or Max. 3-hours).

Kincardine Road is 20mph and is one-way northbound with contraflow cycle lane between Brunswick Street and Whitekirk Close. Pay & Display parking bays are provided past the Whitekirk Close junction (Permit Holders or Max. 3-hours) with additional limited waiting bays further north towards Hanworth Close. The remaining Kincardine Road carriageway has 'No Waiting at Any Time' restrictions

The nearest listed buildings are the Grade II* former Unitarian Chapel and Grade II Mawson Hotel which are 80 metres and 30 metres from the site respectively. There are trees and vegetation on site but are none are protected.



The application site with the wider masterplan area

The combined benefits that would be delivered as part of these planning permissions is as follows:

- 71,069 sqm of life science accommodation;
- 1720 student bedrooms;
- Active ground floor community and commercial uses including new community centre, medical facility, retail store, café and shops;
- 3 acres of high-quality public realm including new public square (adjacent to the listed chapel), 150 new trees and new linear park opposite Whitekirk Close;
- Improvements to Kincardine Road and Upper Brook Street in the form of enhanced pedestrian and cycle infrastructure and improved connectivity, new pedestrian crossings and traffic calming measures.

5800 new jobs (direct and indirect) would be created including 1900 construction jobs and 3600 jobs when the development is fully operational.

The Proposal

Planning permission 137399/FO/2023 was subject to a condition (30) which restricted the use of the accommodation during term time only.

The applicant is now seeking to vary the condition to enable the building to be used more flexibly throughout the year, including non-term periods, to allow up to 35% of the rooms to be used for student accommodation over summer months. This would

be the subject of a separate short term lettings strategy with higher education providers. These lettings would be subject to a minimum of one weeks duration.

The applicant is therefore seeking to amend condition 30 as follows:

The student accommodation element of the development hereby approved shall be used as purpose built student accommodation (PBSA) (Sui Generis) during term time only except for:

- i) when non-term time PBSA use by students is permitted when provided under the provisions of an individual PBSA tenancy which is principally for term time use; or*
- ii) a maximum of 35% of the PBSA beds being used outside of term time under separate short-term letting agreements for students attending higher education providers, with a minimum term of one week.*

The student accommodation element of the development hereby approved shall be used for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels, or similar uses (other than the PBSA use specifically permitted by this condition) 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)

The applicant has provided an Accommodation Management Plan which details how the accommodation would be managed during these non-term time.

The planning submission

This planning application has been supported by the following information:

- Covering Letter;
- Accommodation Management Plan.

Land Interest The City Council has an interest in the site as landowner and Members are reminded that they must disregard this and exercise their duty as Local Planning Authority only.

Consultations

Publicity The proposal has been advertised as a major development, as being of public interest, as affecting the setting of Listed Buildings and Conservation Areas and an EIA development. A Site notice was displayed. Local residents and businesses have been notified over an extensive area.

Local residents/public opinion

9 objections have been received. The comments can be summarised as follows:

- Noise and Disturbance to Local Residents - While the applicant claims impacts will be minimal, summer short-term occupancies are more transient in nature, often with higher turnover and less community integration. This can result in increased noise, anti-social behaviour, and disruption-particularly as the proposed one-week minimum stay is too short to ensure stability in occupancy patterns;
- Impact on Local Amenity and Community Cohesion - Year-round PBSA use was initially restricted by the Council to preserve the balance between transient and permanent residents. Allowing summer lettings undermines this objective and risks turning the development into a quasi-aparthotel during summer months, to the detriment of established communities;
- Traffic, Servicing and Waste Concerns - Increased summer turnover means more frequent arrivals/departures, servicing, and deliveries, which will place additional strain on already busy local streets. The applicant's assumption that arrivals will be "spread" cannot be guaranteed and is not enforceable in practice;
- Precedent for Other PBSA Schemes - If approved, this amendment sets a precedent for other PBSA developments in Manchester to relax occupancy restrictions, further eroding the protections that Condition 30 was designed to provide;
- Lack of Demonstrated Need for Additional Short-Term Student Accommodation - The applicant cites "genuine student demand" for short-term summer stays but provides no independent market assessment to verify the scale or necessity of this;
- Funding Justification Should Not Override Planning Policy - The applicant argues that removing the restriction will help secure funding. However, financial viability for the developer should not outweigh the planning policy purpose of protecting the amenity of neighbouring residents and ensuring developments meet local needs.

Ward Councillor Amna Abdullatif (Ardwick) strongly objects to the proposed amendment. The Brunswick estate community expressed overwhelming upset and anger about the already approved PBSA on Upper Brook Street, particularly regarding how this development's density and height would severely impact residents living directly opposite the site.

A major concern directly relevant to this proposal is that it will house a high volume of people before consideration of the additional impact of short-term lets. The community already experiences excessive commuter traffic and parking problems due to pressure from the University, city centre and Hospital.

These traffic and parking issues have been continually raised as core community concerns about how the proposal will worsen a critical situation, during construction and once operational. Despite extensive pressure from councillors, these fundamental issues remain unresolved.

This application would dramatically compound an already unsustainable situation, adding intensive holiday occupation on top of an approved development that the community knows will already overwhelm local infrastructure.

Key Objections

1. Inconsistent with Established Council Policy

Manchester City Council's planning team specifically imposed Condition 30 to prevent short-term summer lets in this PBSA development. This demonstrates that the Council recognised the particular sensitivity of this location and the need for additional protection for local residents. Removing this condition would create an unfair precedent and undermine the Council's own considered planning judgment.

2. Severe Traffic and Parking Impact

The existing development is already designated as "car free" with no parking provision, even though there will be thousands of people living and working in this small area once it is completed. The local area is already experiencing significant pressure on street parking and traffic congestion. The proposed short-term lets would exacerbate these problems through:

- Increased frequency of drop-offs, pick-ups and deliveries during summer months
- Higher turnover of occupants requiring more servicing and waste collection
- Additional pressure on already strained local parking, particularly affecting existing residents who rely on street parking

The current construction phase has already demonstrated the development's impact on local traffic flow and parking availability, with roads or lanes on major routes being closed.

Adding short-term holiday lets would compound these existing problems year-round.

3. Community Cohesion and Residential Amenity

Condition 30 was specifically designed to maintain the balance between permanent and transient residents in existing established communities. The proposed amendment would:

- Transform the development into a quasi-aparthotel during university holidays
- Increase noise and disturbance through higher occupancy turnover
- Create an imbalance because local residents cannot operate short-term lets from their own homes based on council decisions to develop cohesive and strong communities, whilst at the same time providing commercial operators the opportunity to profit from doing so
- Undermine the community stability that the original condition sought to protect

4. Financial Justification Should Not Override Planning Policy

Whilst the applicant argues that short-term lets are necessary for financial viability, this should not take precedence over the legitimate planning concerns that led to Condition 30's original imposition. The Council's duty is to protect existing residents' amenity, not to guarantee developers' profit margins.

If the short term lets were so important and necessary for financial viability, then why was it not included in the original planning application?

Condition 30 serves a vital purpose in protecting our community from the detrimental effects of excessive transient occupation. The proposed amendment would fundamentally alter the character of the approved development and create significant additional harm to local residents.

The Council was right to impose this restriction initially, recognising the particular sensitivities of this location and urges the refusal of this application.

Highways Services no objections.

Environmental Health no objections.

Design for Security at Greater Manchester Police no comments received.

The Development Plan

The Development Plan consists of: Places for Everyone (2024), The Manchester Core Strategy (2012); and Saved policies of the Unitary Development Plan (UDP) for the City of Manchester (1995).

The Core Strategy Development Plan Document 2012 -2027 is the key document in Manchester's Local Development Framework. It sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with Places for Everyone, the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

Places for Everyone

Places for Everyone is a joint Development Plan Document between the nine Greater Manchester Authorities. The plan was adopted in March 2024. The relevant policies are as follows:

Strategic Spatial Objectives - The adopted Core Strategy contains Strategic Spatial Objectives that form the basis of its policies, as follows:

Objective 1: the provision of accommodation for students outside of term time in sustainable locations would support opportunities to access educational opportunities outside of traditional terms times.

Objective 5: The site is close to employment, amenities and educational opportunities.

Objective 6: The proposal would be within walking distance of bus, rail and tram services.

Objective 9: There are amenities and services nearby.

Objective 10: Travel planning would promote use of public transport and the use the local amenities.

JP-Strat14 – A Sustainable and Integrated Transport Network – This proposal would be close to all public transport. Connections around the site would be improved for pedestrians and cyclists.

JP-S1 – Sustainable Development – Occupants would be encouraged to use the wide range of sustainable transport options in the area. Recycling would be managed to support a sustainable development.

JP-S5 – Clean Air – The site is in the Manchester AQMA but the use of the building outside of term times would not exacerbate current air conditions. A travel plan would promote the accessible location and promote public transport, walking and cycling. There would be cycle spaces including washing facilities.

JP-S6 – The waste hierarchy would include recycling facilities. Waste would be minimised through the construction process.

Policy JP-H3: The proposal would include rooms which are accessible outside of term time.

JP-J1 – Supporting Long Term Economic Growth –Local employment would be created and sustained outside of term times.

JP-P1 – Sustainable Places –Occupants using the building outside of term time would benefit from improved public realm and landscaping at the site.

JP-P5 – Education, skills and knowledge – There would be access to employment by local residents as part of the occupation of the building including non term time uses.

JP-C1 – An Integrated Network – The proximity to public transport should minimise car trips. The highway would be improved to ensure safe pedestrian movement. Secure cycle spaces would be created. Trips during construction would be managed to minimise the impact on the local highway network.

JP-C3 – Public Transport – The site is close to accessible forms of public transport and the pedestrian environment and walking and cycling routes would be improved.

JP-C4 – The Strategic Road Network – The proposal would not result in any undue harm to the capacity of the highway network. There would be no on site parking, with the exception of accessible bays, with occupants encouraged to choose sustainable travel options. The local highway network would be improved as part of the planning permission to make access and egress safe for vehicles and pedestrians. Construction impacts would need to be carefully managed.

JP-C5 – Streets for All – The public realm would be accessible.

JP-C6 – Walking and Cycling – linkages around the site would be improved.

JP-C8 – Transport requirements of new developments –The pedestrian environment would be improved. There would be safe and convenient access to public transport. A cycle store would be created.

Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

Strategic Spatial Objectives - The adopted Core Strategy contains Strategic Spatial Objectives that form the basis of its policies, as follows:

SO1. Spatial Principles This is a highly accessible location, and the proposal would reduce the need to travel by private car and would support the sustainable development of the city and help to halt climate change.

SO2. Economy The scheme would provide jobs including permanent employment in a highly accessible location. These jobs would support the City's economic performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities.

SO5. Transport The proposal would be highly accessible, reduce the need to travel by private car and make the most effective use of public transport. This would promote the use of sustainable transport and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

SO6. Environment The proposal would ensure that the city is inclusive and attractive to residents, workers, investors and visitors.

Policy SP1 Spatial Principles the proposal would maximise the use of the City's transport infrastructure, and its proximity to the Universities would promote walking and cycling. The proposal would help to meet the need for student accommodation outside of traditional term times.

Policy EC1 Employment and Economic Growth in Manchester the proposal would support the Manchester economy by providing suitable accommodation outside of term time for students wishing to visit the city for their learning and education outside of the summer months.

Policy EC3 The Regional Centre the sites location within the Regional Centre means it is well connected to higher education provision at the University Campuses.

Policy CC1 Policy Primary Economic Development Focus: City Centre and Fringe the site is in the City Fringe where a variety of high-quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national

and international businesses. The use outside of term time would be restricted to 35% of the building and help diversify the offer within the accommodation and help support educational offer at the University Campuses outside of term time.

Policy CC5 Transport The proposed highway improvements would support pedestrian and cycling movement in and around the area. The applicant has a dedicated plan to be implemented over the summer months to ensure that the wide range of transport options are used.

Policy CC10 A Place for Everyone the proposals would complement the ongoing regeneration of the City. It would be fully accessible with a portion of the studios and clusters being adapted for those with accessibility requirements. 7 on-street accessible parking spaces would be created. The introduction of a degree of flexibility in the use would allow the accommodation to be opened up outside of term time and help support education and visitor provision in the city. Occupants will be encouraged to travel in a sustainable manner and adhere to the principles of the accommodation in order to minimise the impacts on the adjacent residential community.

Policy T1 Sustainable Transport the site is close all forms of public transport modes and is accessible by cycling, car sharing and car clubs.

Policy T2 Accessible areas of opportunity and needs this is a highly sustainable location, close to all forms of public transport. The impact on the impact highway network would be acceptable.

Policy EN16 - Air Quality the proposal would be highly accessible by all forms of public transport, reduce reliance on cars and minimise emissions from traffic. It would not compromise air quality. There would be no onsite parking with 7 accessible bays created on street. The secured cycle storage would encourage cycling.

Policy EN19 Waste the proposal would be consistent with the principles of waste hierarchy and a Waste Management Strategy details the measures to minimise waste production during construction and in operation. The onsite management team would ensure the waste streams are appropriately managed. The waste from the non-term time lets can be managed within the existing waste strategy.

Policy DM1 Development Management consideration has been given to the function of the building (particularly noise, waste management, deliveries/taxis and access to amenities for students) to minimise impacts on residential amenity together with ensuring that the development meets overall sustainability objectives, the development would be subject to a strict operational management plan.

For the reasons given above, and within the main body of this report, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore

have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved policy DC26, Development and Noise, the proposal would minimise any impact from noise sources and mitigation would be secured by condition. Clear management strategy would be put in place for the development for non-term use and this would need to be adhered to during this time to ensure minimal impacts on local residents.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the UDP.

Other material policy considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

Chapter 2 'Design' – outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment.

Chapter 8 'Community Safety and Crime Prevention' – The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design;

Chapter 11 'The City's Character Areas' – the aim of this chapter is to ensure that new developments fit comfortably into and enhance the character of an area of the city, particularly adding to and enhancing the sense of place.

The proposal complies with the principles of the Guide. The impact on the local environment for non-term time use would be minimised through existing measures within the building to manage sensitively the impacts of the development on the local community. This will be enshrined into the non-term time use and, along with the travel plan, would ensure that noise and parking impacts would be minimised.

City Centre Strategic Plan 2015-2018 (March 2016)

On the 2 March 2016 the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood. This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall, the City Centre plan seeks to "shape the activity that will ensure

that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England”.

The report recognises ‘Corridor Manchester’ as a unique area of the city, and the most economically important in Greater Manchester.

The plan identified that there has been strong population growth over the last 20 years and demand for city centre living is rapidly increasing. It also reflects on the scale of development in the ‘Corridor Manchester’ area which include the delivery of initial phases of the University of Manchester Campus Masterplan, new facilities for Manchester Metropolitan University and new City labs which are bespoke built biomedical facilities.

The strategy identified the continuing development of the University of Manchester and Manchester Metropolitan campus masterplans to create high quality learning environments that enhance the student experience.

The proposal would support access to higher education and learning outside of term time and bolster visitors to the city in a sustainable location.

Manchester Strategy (January 2016)

The strategy sets the long-term vision for Manchester’s future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth and a major employment centre. Furthermore, increasing the centre for residential is fundamental along with creating a major visitor destination.

The strategy identifies the importance of the Universities in the City (and region) and recognises their established reputation in the science, research and development sector. This attracts and retains students in the city. The strategy also recognises the importance of education, particularly to degree level and the importance of apprenticeships. It seeks to ensure all children have access to high quality education and seeks to retain and grow the high-quality Universities.

Amongst other matters, the vision includes:

- Have a competitive, dynamic and sustainable economy that draws on our distinctive strengths in science, advance manufacturing, culture and creative and digital business – cultivating and encouraging new ideas;
- Possess highly skilled, enterprising and industrious people;
- Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well;
- Be clean, attractive, culturally rich, outward looking and welcoming.

The proposal would allow a proportion of good quality student accommodation to be use outside of term times for students accessing higher education and learning in the city. This would be a boost to visitors to the city. There is a recognition that this development is in close proximity to a residential community and therefore measures should be put in place to ensure the non-term time use does not give rise to any

unduly harmful impacts. A clear management plan would be put in place and occupants would be strongly encouraged to only utilise public transport to access the site.

Consideration of changes to Condition 30

Condition 30 was imposed to restrict the use of the accommodation to university term times only. This prevents the building from being used all year, unless students have individual tenancy agreements permitting this.

The applicant aims to cater for student demand outside of traditional academic terms. This includes students attending summer schools, undertaking internships or placements, or transitioning between tenancies. The applicant acknowledges that the building would be unsuitable for general short-term visitor accommodation or serviced apartments, and this does not form part of the change.

The applicant is seeking to use up to 35% of the beds for students, primarily in the summer. This would be the subject of a separate short-term letting with higher education providers. These lettings would be a minimum of one week and would equate to no more than 258 bedrooms.

The original permission included management strategies to minimise the impacts of peak time activities such as moving in and out, food and parcel deliveries, and a management plan for the use of the public realm and external areas as well as encouraging active travel and waste management. These remain relevant.

A bespoke accommodation management plan sets out operational aspects of the non-term time lets to reflect the more transient and shorter-term nature of the lets. It sets out the letting agreements codes of conduct, how to prevent noise and anti-social behaviour, community liaison, travel planning and car parking, on site management, check in and out processes and servicing, waste and deliveries. The applicant is committed to being a good neighbour and recognises that a bespoke response is required to non-term time occupation.

There would be a dedicated General Manager throughout the year who would lead the Management Team and be on site from Monday to Friday during office hours. They would be supported by a resident Services Assistant, Maintenance Operative and Cleaning staff. In the evenings and at weekends a security service would be employed to be on site.

On signing the Short Term Let tenancy agreement, occupants would confirm that they would respect and adhere to the rules and regulations relating to the building, showing appropriate consideration to the neighbourhood and that they understand enforcement measures if there are any breaches. Before and upon arrival, occupants would be provided with the rules and regulations and enforcements and consequences of any breaches. CCTV would be used as evidence in any breaches. The management plan includes a clear commitment to engage with and update the local community and provide a formal way for the community to raise comments or concerns. A complaints procedure would allow residents to raise issues.

There is no car parking at the site and occupants would be encouraged to use public transport.

To avoid check in peaks, occupants would provide an estimated arrival time. An online check-in system would allow occupants to receive key collection instructions, and access site information in advance. The previous waste strategy would remain adequate.

The issues that the demand for student accommodation close to the universities can have on local communities is well documented. This is particularly acute where students live in HMOs or in traditional family housing. It has been acknowledged that PBSA is more effectively managed with clear guidelines and protocols for students, which limits the potential for nuisance and disturbance.

Students play an important role in the vibrancy of the city and the success of the Universities. Providing access to higher education and learning outside of term times contributes positively to the activities on offer in the city throughout the year. This is a planning consideration and should be given weight in the planning balance.

Comments and concerns have been raised by residents and a ward councillor. They believe that this would set a precedent for other sites with a similar relationship, that there would be an exacerbation of parking in the area and an increased frequency of drop off and pickups in the summer months and servicing all year round. This would create conflicts as residents cannot operate short-term lets from their own homes whilst commercial operators would have the opportunity to profit from doing so and the justification for the non-term letting should not be made on viability terms.

The maximum occupancy of 35%, or 258 bedrooms, is not considered to be excessive and represents a worst-case scenario. The bespoke arrangements proposed alongside the agreed operational and management arrangements, would help to minimise impacts. The short travel distances to teaching accommodation and amenities, which is away from the residential area separated by a major road, would ensure that students would be away from the site whilst learning would take place.

Highway Services have not raised any concerns. The travel planning measures to encourage students to utilise public transport, and prevention of bringing a car, can be monitored over time. The restriction to 258 bedroom and the staggered management of the check ins and check outs would ensure that any picks and drop offs would be significantly reduced compared to a full occupancy of the building.

Environmental Health have not raised any concerns and the conditions previously imposed to manage noise, disturbance and waste management remain relevant.

It is recommended that a bespoke non term time management plan is agreed prior to first use and that there are clear arrangements in place for monitoring and reviewing its effectiveness.

The amendment to condition 30 would not set any form of precedent. Each case is considered on its individual merits and based on the site-specific circumstances as well as the justification and mitigation that an applicant can put in place.

In this instance, the restriction on the number of bedrooms available for the non-term time lets, coupled with the bespoke arrangements in place, should minimise any local impact. This would be for students only and not for general occupation.

Concern has been expressed that the change would create an imbalance between residents, who cannot operate short-term lets from their own homes, whilst the applicant would have the opportunity to profit from this. The use of the accommodation in non-term time would be for students only. This would not be general hotel accommodation. The existing protocols to protect amenity are adequate and would be enhanced during the non-term time. Having the students in managed accommodation is preferable to general housing and minimises the impact on residents and the local community.

It is acknowledged that the applicant has cited commercial issues with condition 30. There are benefits to the city from having suitable accommodation close to the Universities in non-term time to enable students to access higher education and learning. This should be given weight in the planning balance. The accommodation would remain adequately managed and would minimise its impacts on the local area.

On balance, it is considered that the changes to condition 30 are justified and the impacts associated with the changes are no greater than previously assumed for term time use.

Condition 30 should therefore be amended as follows:

The student accommodation element of the development hereby approved shall be used as purpose-built student accommodation (PBSA) (Sui Generis) during term time only except for:

- i) when non-term time PBSA use by students is permitted when provided under the provisions of an individual PBSA tenancy which is principally for term time use; or*
- ii) a maximum of 35% of the PBSA beds being used outside of term time under separate short-term letting agreements for students attending higher education providers, with a minimum term of one week.*

The student accommodation element of the development hereby approved shall be used for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels, or similar uses (other than the PBSA use specifically permitted by this condition) 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)

A further condition should be added to the planning permission to agree a bespoke management plan for non-term time lets.

Conclusion

The proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise.

The conclusions of the EIA remain relevant and would not be impacted by the changes to condition 30.

The change would support access to higher education and learning in non-term time. The previously imposed planning conditions remain relevant together with the production of a bespoke non term time plan. Utilising purpose-built accommodation for such purposes is appropriate and with the already agreed measures in places would ensure no unduly harmful impacts would arise.

The previous planning condition should be imposed on the planning permission together with complying with the obligations in the legal agreement.

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 the right to a fair hearing and to this end the Committee 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 approval of the application is proportionate to the wider benefits of approval 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 subject to the signing of section 106 agreement

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Conditions to be attached to the decision

- 1) The development must be begun not later than the 29 November 2027.

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 planning application Drawings and documents approved as part of

Accommodation Management Plan received by the City Council, as Local Planning Authority, on the 6 October 2025

Drawings and documents approved as part of 143909/NMC/2025

August 2025 Design Development Updates Upper Brook Street Masterplan UBS-SRA-XX-XX-RP-A-00101 Shepherd Robson
General Arrangement - Sci-Tech Building Ground Floor Plan UBS-SRA-ST-00-DR-A-02-500 P02
General Arrangement - Sci-Tech Building First Floor Plan UBS-SRA-ST-01-DR-A-02-501 P02
General Arrangement - Sci-Tech Second Floor Plan UBS-SRA-ST-02-DR-A-02-502 P02
General Arrangement - Sci-Tech Third Floor Plan UBS-SRA-ST-03-DR-A-02-503 P02
General Arrangement - Sci-Tech Fourth Floor Plan UBS-SRA-ST-04-DR-A-02-504 P02
General Arrangement - Sci-Tech Fifth Floor Plan UBS-SRA-ST-05-DR-A-02-505 P02
General Arrangement - Sci-Tech Sixth Floor Plan UBS-SRA-ST-06-DR-A-02-506 P02
General Arrangement - Sci-Tech Seventh Floor Plan UBS-SRA-ST-07-DR-A-02-507 P02
General Arrangement - Sci-Tech Eighth Floor Plan UBS-SRA-ST-08-DR-A-02-508 P02
External Envelope Sci-Tech South East Bay Study UBS-SRA-ST-EE-DR-A-02-401 P02
East Bay Study UBS-SRA-ST-EN-DR-A-02-400 P02
External Envelope Sci-Tech South West Bay Study UBS-SRA-ST-ES-DR-A-02-402 P02
External Envelope Sci-Tech North West Bay Study UBS-SRA-ST-EW-DR-A-02-403 P02

General Arrangement - Sci-Tech Building Roof Plan UBS-SRA-ST-R1-DR-A-02-509 P02
Site Elevation Proposed - Cottenham Street: South East UBS-SRA-ZZ-EE-DR-A-02-308 P02
Site Elevation Proposed - Kincardine Road: North East UBS-SRA-ZZ-EN-DR-A-02-306 P06
Site Elevation Proposed - Upper Brook Street: South West UBS-SRA-ZZ-ES-DR-A-02-307 P06
Site Elevation Proposed - Thorburn Walk: North West UBS-SRA-ZZ-EW-DR-A-02-311 P02
Combined General Arrangement Cross Section AA UBS-SRA-ZZ-SE-DR-A-02-320 P04
Combined General Arrangement Cross Section BB UBS-SRA-ZZ-SE-DR-A-02-321 P03
Combined General Arrangement Long Section CC UBS-SRA-ZZ-SN-DR-A-02-322 P02
Landscape Illustrative Plan 0967-RFM-XX-00-DR-L-0002 P06 Re-form Landscape Architecture

Received by the City Council, as Local Planning Authority on the 18 August 2025

Drawings and documents approved as part of 141897/NMC/2025

MAUBS-SRA-XX-XX-PP-AR-00002
UBS-SRA-ZZ-00-DR-A-02-100
UBS-SRA-ZZ-01-DR-A-02-101
UBS-SRA-ZZ-ZZ-DR-A-02-102
UBS-SRA-ZZ-ZZ-DR-A-02-103
UBS-SRA-ZZ-ZZ-DR-A-02-104
UBS-SRA-ZZ-EN-DR-A-02-306
UBS-SRA-ZZ-ES-DR-A-02-307
UBS-SRA-ZZ-EW-DR-A-02-309
UBS-SRA-ZZ-EE-DR-A-02-310
UBS-SRA-ZZ-EN-DR-A-02-320
UBS-SRA-ZZ-ES-DR-A-02-321
UBS-SRA-ZZ-SE-DR-A-02-320
UBS-SRA-ZZ-SE-DR-A-02-321
UBS-SRA-ZZ-SS-DR-A-02-323
UBS-SRA-SA-XX-DR-A-02-420
UBS-SRA-SA-XX-DR-A-02-421
UBS-SRA-SA-XX-DR-A-02-422
UBS-SRA-SA-XX-DR-A-02-423
UBS-SRA-SA-00-DR-A-02-600
UBS-SRA-SA-01-DR-A-02-601
UBS-SRA-SA-02-DR-A-02-602
UBS-SRA-SA-ZZ-DR-A-02-603
UBS-SRA-SA-08-DR-A-02-604
UBS-SRA-SA-ZZ-DR-A-02-605
UBS-SRA-SA-ZZ-DR-A-02-606
UBS-SRA-SA-ZZ-DR-A-02-607

UBS-SRA-SA-22-DR-A-02-608
UBS-SRA-SA-R1-DR-A-02-609

all received by the City Council, as Local Planning Authority, on the 27 March 2025

MAUBS-RFM-XX-00-DR-LS-0101-S4-P03, MAUBS-RFM-XX-00-DR-LS-0103-S4-P02, MAUBS-RFM-XX-00-DR-LS-0106-S4-P01, MAUBS-RFM-XX-00-DR-LS-0107-S4-P01, MAUBS-RFM-XX-01-DR-LS-0104-S4-P05, UBS-SRA-SA-XX-DR-A-02-420 P03, UBS-SRA-SA-XX-DR-A-02-421 P03, UBS-SRA-SA-XX-DR-A-02-422 P03, UBS-SRA-ZZ-SE-DR-A-02-321 P02 and UBS-SRA-ZZ-SS-DR-A-02-323 P02 received by the City Council, as Local Planning Authority, on the 14 January 2025

**Drawings and documents approved as part of planning permission
137399/FO/2023**

Drawings

Site Plan - Proposed UBS-SRA-ZZ-00-DR-A-02-002 P01 Sheppard Robson received by the City Council, as Local Planning Authority, on the 26 June 2023

General Arrangement PBSA Ground Floor Plan UBS-SRA-SA-00-DR-A-02-600 P01 Sheppard Robson

General Arrangement PBSA First Floor Plan UBS-SRA-SA-01-DR-A-02-601 P01 Sheppard Robson

General Arrangement Second Floor Plan UBS-SRA-SA-02-DR-A-02-602 P01 Sheppard Robson

General Arrangement Eighth Floor Plan UBS-SRA-SA-08-DR-A-02-604 P01 Sheppard Robson

General Arrangement PBSA Twenty-Second Floor Plan UBS-SRA-SA-22-DR-A-02-608 P01 Sheppard Robson

General Arrangement PBSA Roof Plan UBS-SRA-SA-R1-DR-A-02-609 P01 Sheppard Robson

External Envelope PBSA - Typical Bay Study - Ground Floor Entrance UBS-SRA-SA-XX-DR-A-02-422 P01 Sheppard Robson

External Envelope PBSA - Typical Bay Study - Ground Floor BOH UBS-SRA-SA-XX-DR-A-02-423 P01 Sheppard Robson

General Arrangement Third to Seventh Floor Plan UBS-SRA-SA-ZZ-DR-A-02-603 P01 Sheppard Robson

General Arrangement PBSA Typical Ninth to Sixteenth Floor Plan UBS-SRA-SA-ZZ-DR-A-02-605 P01 Sheppard Robson

General Arrangement PBSA Typical Seventeenth to Eighteenth Floor Plan UBS-SRA-SA-ZZ-DR-A-02-606 P01 Sheppard Robson

General Arrangement PBSA Typical Nineteenth to Twenty_First Floor Plan UBS-SRA-SA-ZZ-DR-A-02-607 P01 Sheppard Robson

General Arrangement - Sci-Tech Building Ground Floor Plan UBS-SRA-ST-00-DR-A-02-500 P01 Sheppard Robson

General Arrangement - Sci-Tech Building First Floor Plan UBS-SRA-ST-01-DR-A-02-501 P01 Sheppard Robson

General Arrangement - Sci-Tech Second Floor Plan UBS-SRA-ST-02-DR-A-02-502 P01 Sheppard Robson

General Arrangement - Sci-Tech Third Floor Plan UBS-SRA-ST-03-DR-A-02-503 P01 Sheppard Robson

General Arrangement - Sci-Tech Fourth Floor Plan UBS-SRA-ST-04-DR-A-02-504 P01 Sheppard Robson

General Arrangement - Sci-Tech Fifth Floor Plan UBS-SRA-ST-05-DR-A-02-505 P01 Sheppard Robson

General Arrangement - Sci-Tech Sixth Floor Plan UBS-SRA-ST-06-DR-A-02-506 P01 Sheppard Robson

General Arrangement - Sci-Tech Seventh Floor Plan UBS-SRA-ST-07-DR-A-02-507 P01 Sheppard Robson

General Arrangement - Sci-Tech Eighth Floor Plan UBS-SRA-ST-08-DR-A-02-508 P01 Sheppard Robson

External Envelope Sci-Tech South East Bay Study UBS-SRA-ST-EE-DR-A-02-401 P01 Sheppard Robson

External Envelope Sci-Tech North East Bay Study UBS-SRA-ST-EN-DR-A-02-400 P01 Sheppard Robson

External Envelope Sci-Tech South West Bay Study UBS-SRA-ST-ES-DR-A-02-402 P01 Sheppard Robson

External Envelope Sci-Tech North West Bay Study UBS-SRA-ST-EW-DR-A-02-403 P01 Sheppard Robson

General Arrangement - Sci-Tech Building Roof Plan UBS-SRA-ST-R1-DR-A-02-509 P01 Sheppard Robson

Location Plan UBS-SRA-ZZ-00-DR-A-02-000 P01 Sheppard Robson

Demolition Plan UBS-SRA-ZZ-00-DR-A-02-010 P01 Sheppard Robson

Combined General Arrangement Ground Floor and Public Realm Plan UBS-SRA-ZZ-00-DR-A-02-100 P01 Sheppard Robson

Combined General Arrangement First Floor Plan UBS-SRA-ZZ-01-DR-A-02-101 P01 Sheppard Robson

Site Elevation Proposed - Cottenham Street: South East UBS-SRA-ZZ-EE-DR-A-02-308 P01 Sheppard Robson

Site Elevation Proposed - Thorburn Walk: North West UBS-SRA-ZZ-EW-DR-A-02-311 P01 Sheppard Robson

Combined General Arrangement Cross Section BB UBS-SRA-ZZ-SE-DR-A-02-321 P01 Sheppard Robson

Combined General Arrangement Cross Section AA UBS-SRA-ZZ-SE-DR-A-02-320 P01 Sheppard Robson

Combined General Arrangement Long Section CC UBS-SRA-ZZ-SN-DR-A-02-322 P01 Sheppard Robson

Combined General Arrangement Long Section DD UBS-SRA-ZZ-SS-DR-A-02-323 P01 Sheppard Robson

Combined General Arrangement Typical Lower Level Plan UBS-SRA-ZZ-ZZ-DR-A-02-102 P01 Sheppard Robson

Combined General Arrangement Typical Upper Level Plan UBS-SRA-ZZ-ZZ-DR-A-02-103 P01 Sheppard Robson

Combined General Arrangement Roof Level Plan UBS-SRA-ZZ-ZZ-DR-A-02-104 P01 Sheppard Robson

Landscape General Arrangement 0967-RFM-XX-00-DR-L-0001-P02 Re-form

Landscape Illustrative Plan 0967-RFM-XX-00-DR-L-0002-P04 Re-form

Landscape Sections 0967-RFM-XX-00-DR-L-0003-P02 Re-form

Landscape Sections 0967-RFM-XX-00-DR-L-0004-P02 Re-form

Planting Strategy 0967-RFM-XX-00-DR-L-0005-P02 Re-form

Roof Terrace Level 01 0967-RFM-XX-00-DR-L-0006-P02 Re-form

Roof Terrace Illustrative Plan 0967-RFM-XX-00-DR-L-0007-P02 Re-form

All of the above documents were received by the City Council, as Local Planning Authority, on the 3 August 2023

External Envelope PBSA - Typical Bay Study - Kincardine Block UBS-SRA-SA-XX-DR-A-02-420 P02 Sheppard Robson

External Envelope PBSA - Typical Bay Study - Upper Brook Street Block UBS-SRA-SA-XX-DR-A-02-421 P02 Sheppard Robson

Site Elevation Proposed - Thorburn Walk: South East UBS-SRA-ZZ-EE-DR-A-02-310 P02 Sheppard Robson

Site Elevation Proposed - Kincardine Road: North East UBS-SRA-ZZ-EN-DR-A-02-306 P02 Sheppard Robson

Site Elevation Proposed - Upper Brook Street: South West UBS-SRA-ZZ-ES-DR-A-02-307 P02 Sheppard Robson

Site Elevation Proposed - North West UBS-SRA-ZZ-EW-DR-A-02-309 P02 Sheppard Robson

All of the above documents were received by the City Council, as Local Planning Authority, on the 20 November 2023

Supporting information

Flood Risk and Drainage Assessment (PBSA) Civic Engineers and Flood Risk and Drainage Assessment (Sci-Tech January 2024) received by the City Council, as Local Planning Authority, on the 9 January 2024

Applicants response to transport comments received by the City Council, as Local Planning Authority, on the 20 November 2023

Bat Emergence Survey (ER-06550-02) received by the City Council, as Local Planning Authority, on the 20 November 2023

Design and Access Statement Sheppard Robson, Supporting Planning Statement Avison Young, Tall Building Statement Avison Young, Statement of Community Involvement Avison Young, Community Benefit Statement Avison Young, Student Need Assessment Cushman and Wakefield, Transport Statement (ES Chapter 11 Appendix) Civic Engineers, Travel Plan (ES Chapter 11 Appendix) Civic Engineers, HRD Environment Statement (Chapters Detailed Below) Avison Young, Site Investigation Report A2 Site Investigation, Air Quality Assessment, BWB Energy Statement (PBSA) Cundall, Energy Statement (Sci-Tech) Wallace Whittle, Circular Economy Statement BWB, Fire Statement Cundall, Utilities Statement (PBSA) Civic Engineers, Utilities Statement (Kadans) HDR, CEMP Roberts Planning Services, Crime Impact Assessment Greater Manchester Police, Acoustic Assessment Cundall, Archaeology Assessment Salford Archaeology, Ecology Assessment Brooks Ecological, BNG Assessment Brooks Ecological, Arboricultural Survey Arbtech, TV and Radio Reception Impact Assessment GTech Surveys, Broadband Connectivity Assessment GTech Survey and Viability Assessment Avison Young.

All were received by the City Council, as Local Planning Authority, on the 3 August 2023

Environmental Statement

Environment Statement Chapters

Chapter 6: Townscape, Heritage and Visual Impact Donald Insall Associates

Chapter 7: Socioeconomics Brookdale

Chapter 8: Wind Microclimate Wilde Analysis

Chapter 9: Daylight, Sunlight and Overshadowing GIA

Chapter 10: Climate Change Cundall

Chapter 11: Transportation June Civic Engineers

The ES was received by the City Council, as Local Planning Authority, on the 3 August 2023

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 following definitions are applicable in this planning permission as reference on drawing UBS-SRA-ZZ-00-DR-A-02-002 P01 'Site Plan - Proposed' prepared by Sheppard Robson received by the City Council, as Local Planning Authority, on the 26 June 2023

- Plot B - Sci-Tech Building and associated landscaping and public realm
- Plot C - PBSA Building and associated landscaping and public realm

Reason - To allow relevant conditions to be discharged on a plot basis. For the avoidance of doubt this is not a phased planning permission pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) (a) The vegetation clearance at the Sci-Tech Building shall be carried out in accordance with the Report received by the City Council, as Local Planning Authority, on the 25 April 2025 (as approved under CDN/25/0396).

Any method statement shall then be implemented for the duration of the demolition works

(b) No vegetation clearance shall take place at the PBSA plot 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 with the Arboricultural Survey Arbtec received by the City Council, as Local Planning Authority, on the 3 August 2023; 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) (a) The construction management at the PBSA plot shall be carried out in accordance with the Safety, Health, Environmental, Quality Plan' ('SHEQ Plan') received by the City Council, as Local Planning Authority, on the 31 July 2025 (as approved under CDN/25/0739).

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

The PBSA plot of development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

(b) The construction management at the Sci-Tech plot shall be carried out in accordance with the Method statement received by the City Council, as Local Planning Authority, on the 28 August 2025 (as approved under CDN/25/0822).

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

The Sci-Tech plot of the development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

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

8) (a) The PBSA plot shall be carried out in accordance with the Work and Skills Local Labour Construction - Proposal and Reporting Template received by the City Council, as Local Planning Authority, on the 15 September 2025 (as approved under CDN/25/0739).

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

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

(b) Within one month prior to construction work for the PBSA plot 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.

(c) Prior to the commencement of the Sci-Tech plot of the development (excluding demolition works), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of that plot 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 relevant plot of the development.

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

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

(b) Within one month prior to construction work for the Sci-Tech plot 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).

9) (a) The PBSA plot materials shall be carried out in accordance with Details received by the City Council, as Local Planning Authority, on the 31 July 2025 (as approved under CDN/25/0739).

(b) Prior to the commencement of the Sci-Tech plot of the development (excluding demolition works), all material to be used on all external elevations of the relevant plot of 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, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

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

10) Notwithstanding the details submitted in the Flood Risk and Drainage Assessment (PBSA) Civic Engineers and Flood Risk and Drainage Assessment (Sci-Tech January 2024) received by the City Council, as Local Planning Authority, on the 9 January 2024, (a) the development shall not commence (excluding demolition works) until a scheme for the drainage of surface water from that entire development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, outfalls, levels and connectivity, with appropriate easements and/or diversion plans supporting asset layouts;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to brownfield existing rates, or greenfield runoff rates for connections to watercourses.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Runoff volume in the 1 in 100-year, 6 hours rainfall shall be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100-year rainfall event with allowance for 45% 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.
- Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.
- Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be made at the following link:
<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>
- For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements

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

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).

11) (a) The Life Science plot shall be carried out in accordance with the Geo-Environmental Assessment Report prepared by Delta-Simons received by the City

Council, as Local Planning Authority, on the 14 April 2025 (as approved under CDN/25/0359).

The development shall be carried out in accordance with the above information including maintaining a watching brief at the site in accordance with the following:

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated.

If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

b) The PBSA plot shall be carried out in accordance with the MAUBS-CLB-XX-XX-RP-OT-000001 Geoenvironmental Appraisal, MAUBS-CLB-XX-XX-RP-OT-000002 Hazardous Gas Risk Assessment and MAUBS-CLB-XX-XX-RP-OT-000003 Remediation Strategy & Verification received by the City Council, as Local Planning Authority, on the 31 July 2025 (as approved under CDN/25/0739).

c) When the development at both plots commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.

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

12) If, during the development, contamination or conditions not previously identified as part of the agreed documents within condition 11 are found to be present at the site (or in the monitored vicinity) then no further operations shall be carried out until a strategy which details how this unsuspected circumstance shall be dealt with has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and then verified as required by condition 20.

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).

13) Prior to a plot of development hereby approved being brought into first use, and following completion of the remediation strategy approved as part of condition (11), a Completion/Verification Report shall be submitted for approval 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).

14) (a) The Sci-Tech plot shall be carried out in accordance with the Invasive Non-Native Plant Species Method Statement prepared by Brooks Ecological received by the City Council, as Local Planning Authority, on the 14 April 2025 (as approved under CDN/25/0359).

The agreed management strategy shall be implemented in full for the duration of the development.

(b) The PBSA plot shall be carried out in accordance with the Brooks Ecological have prepared an 'Invasive Non-Native Plant Species Method Statement' (dated July 2025) received by the City Council, as Local Planning Authority, on the 31 July 2025 (as approved under CDN/25/0739)

The agreed management strategy shall be implemented in full for the duration of the development.

Reason -In the interest of managing invasive species at the application site pursuant to policy EN14 of the Manchester Core Strategy (2012).

15) (a) The Sci-Tech plot shall be carried out in accordance with the Hedgehog Site Inspection and RAMS document prepared by Brooks Ecological received by the City Council, as Local Planning Authority, on the 14 April 2025 (as approved under CDN/25/0359).

The agreed method statement shall be implemented in full for the duration of the development.

(b) The PBSA plot shall be carried out in accordance with the Hedgehog Site Inspection & RAMS, prepared by Brooks Ecological received by the City Council, as Local Planning Authority, on the 16 April 2025 (as approved under CDN/25/0366).

The agreed method statement shall be implemented in full for the duration of the development.

Reason -In the interest of minimising impact on hedgehogs at the application site pursuant to policy EN14 of the Manchester Core Strategy (2012).

16) Prior to the first use of a plot the development, 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.

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).

17) The development shall be carried out in accordance with the BWB Energy Statement (PBSA) Cundall, Energy Statement (Sci-Tech) Wallace Whittle received by the City Council, as Local Planning Authority, on the 3 August 2023.

A post construction review certificate/statement for each plot of the development 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 that plot.

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.

18) The Sci-Tech Building (Plot B) hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, within SIX months of the buildings hereby approved being first occupied.

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

19) (a) Notwithstanding drawings MAUBS-RFM-XX-00-DR-LS-0101-S4-P03, MAUBS-RFM-XX-00-DR-LS-0103-S4-P02, MAUBS-RFM-XX-00-DR-LS-0106-S4-P01, MAUBS-RFM-XX-00-DR-LS-0107-S4-P01, MAUBS-RFM-XX-01-DR-LS-0104-S4-P05 received by the City Council, as Local Planning Authority, on the 14 January 2025 (as part of 141897/NMC/2025), prior to the commencement of landscaping works associated with a plot of the development hereby approved, details of a hard and soft landscaping scheme (including appropriate materials specifications, street trees and provision of 34 cycle spaces within the public realm) shall be submitted for approval in writing by the City Council as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first use of the plot of the development

If within a period of 10 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

20) Prior to the first use of a plot of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of a plot of the development and therefore be retained and remain in situ.

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

21) (a) Prior to the first occupation of a plot of the development hereby approved, details of any externally and internally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally and internally 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 use of a plot of the development, 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).

22) Prior to any above ground works, a scheme of acoustic insulation for the non residential areas (gym, commercial uses, community spaces) within the PBSA plot of the development 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 a relevant plot of the development, 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).

23) (a) Prior to any above ground works, a scheme for acoustically insulating the proposed student accommodation (Plot C) against noise shall be submitted for approval in writing by the City Council as Local Planning Authority.

There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

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

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

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

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

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.

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the student accommodation plot C of the development.

(b) Prior to the first occupation of the student accommodation within plot C, 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.

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).

24) The waste management for the Plot B 'Sci Tech Building' shall be carried out in accordance with the General Arrangement Ground Floor Plan (ref. UBS SRA ZZ 00 DR A 201000) and General Arrangement Enlarged- Ground Floor Zone D (ref. UBS SRA ZD 00 DR A 204003) received by the City Council, as Local Planning Authority, on the 20 August 2025 (as approved under CDN/25/0798).

The approved scheme shall be implemented as part of the first use of Plot B of the 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 Sci-Tech element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

25) Prior to any above ground works associated with Plot C 'PBSA Building' of the development hereby approved, details of the location of the waste storage and an accompanying waste management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented as part of the first use of Plot C of the 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 PBSA element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

26) The development hereby approved shall include a building and site lighting scheme including details of illumination of external areas, during the period between dusk and dawn and details of lighting being turned off when not in use. Full details of such a scheme for each plot of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved.

The approved scheme shall be implemented in full for each plot of the development prior to the first use of each plot and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction, personal safety, the safety of the tram lines and impact on the canal corridor in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

28) The development hereby approved shall be carried out in accordance with the Crime Impact Assessment Greater Manchester Police received by the City Council, as Local Planning Authority, on the 3 August 2023.

Each plot of the development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

29) (a) Deliveries, servicing and collections including waste collections for the PBSA plot shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

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

(b) Prior to the first occupation of the Sci-Tech Building (Plot B) hereby approved a detailed deliveries, servicing and collections management strategy shall be submitted

to and approved in writing by the Local Planning Authority. Once approved the strategy should be implemented in full at all times when the Sci-Tech Building is in use

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

30) The student accommodation element of the development hereby approved shall be used as purpose-built student accommodation (PBSA) (Sui Generis) during term time only except for:

- i) when non-term time PBSA use by students is permitted when provided under the provisions of an individual PBSA tenancy which is principally for term time use; or
- ii) a maximum of 35% of the PBSA beds being used outside of term time under separate short-term letting agreements for students attending higher education providers, with a minimum term of one week.

The student accommodation element of the development hereby approved shall be used for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels, or similar uses (other than the PBSA use specifically permitted by this condition) where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights)

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

31) The development hereby approved shall be carried out in accordance with the Travel Plan (ES Chapter 11 Appendix) Civic Engineers received by the City Council, as Local Planning Authority, on the 3 August 2023.

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
- iii) measures for the delivery of specified Travel Plan services

- iv) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the each plot of the development, a Travel Plan 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 at the development, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) (a) Prior to the first occupation of the student accommodation (Plot C) hereby approved, the cycle store and provision of 185 cycle stands as indicated on drawing UBS-SRA-SA-00-DR-A-02-600 P01 received by the City Council, as Local Planning Authority, on the 3 August 2023 shall be implemented and made available for the occupants of the development. The cycle store shall remain available and in use for as long as the development is occupied.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 31 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

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

33) (a) Prior to the first occupation of the Sci-Tech Building (Plot B) hereby approved, the cycle store and provision of 82 cycle stands as indicated on drawing UBS-SRA-ST-00-DR-A-02-500 P01 received by the City Council, as Local Planning Authority, on the 3 August 2023 shall be implemented and made available for the occupants of the development. The cycle store shall remain available and in use for as long as the development is occupied.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 36 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

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

34) Prior to the first occupation of the development hereby approved a scheme of highway works and details of footpaths reinstatement/public realm for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Traffic Regulation Order (TROs) lining refresh along Cottenham Street;
- Provision of seven accessible bays along Kincardene Road including appropriate TRO;
- Exploration of the provision of a car club bay to serve the development including appropriate TRO;
- Footway re-instatement, tactile paving and new dropped kerbs (including creation of 2 metre footways and emergency access);
- Resurfacing of footways to Upper Brook Street and Kincardine Road;
- Measures to restrict parking to the North West and Thornburn Walk via Upper Brook Street to prohibit parking;
- Creation of two loading bays to Kincardine Road including a time limited TRO;
- Amendment to existing TRO on Kincardine Road;
- Creation of an uncontrolled crossing to Kincardine Road just south of Whitekirck Close and extension to Whitekirck close footways;
- modelling assessment for the provisional removal of staggered element of existing Toucan Crossing at Upper Brook Street and associated works if modelling supports its removal;
- Adoption strategy for the works to adopted highway.

The approved scheme shall be implemented and be in place prior to the first occupation of the development 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).

35) Notwithstanding the TV and Radio Reception Impact Assessment GTech Surveys, received by the City Council, as Local Planning Authority, on the 3 August 2023, within one month of the practical completion of a plot of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study 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 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before each plot of development 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 Manchester Core Strategy (2012).

36) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 3 shall be retained as a clear glazed window opening at all time and views into the premises shall not be screened or obscured in anyway.

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 Manchester Core Strategy (2012).

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

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Manchester Core Strategy (2012) policy DM1.

38) Prior to any above ground works, details of the location, size and specification of the accessible bedrooms for the PBSA (Plot C) (minimum of 1.2% of the PBSA accommodation) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the accommodation is accessible to all pursuant to policy DM1 of the Manchester Core Strategy (2012).

39) Prior to the first use of a plot of the development hereby approved a signage strategy for the each building plot shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

A minimum of one projecting box sign would be acceptable for each commercial use (30mm thickness) and ground floor sign to commercial and community spaces should be situated behind the glass).

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

40) Prior to the first use of Plot B Sci Tech Building hereby approved, details of the specification, siting, scale and appearance of the solar panels to the roof (including cross sections). The approved details shall then be implemented prior to the first use of the Sci-Tech Building and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are of the appropriate specification and appearance in the interest of the overall sustainability of the building and visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

41) Prior to the first use of a plot of the development, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 21. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

42) Prior to the first use of the external areas of a plot of the development, details of any external areas associated (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 development 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.

43) Prior to the first use of the roof terraces associated with Plot C PBSA Building, the opening hours for the roof terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The roof terrace shall only operate in accordance with the roof terrace opening hours.

There shall be no amplified sound or music used at the roof terrace.

Reason - In the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

44) Prior to the first use of the commercial units and community space within a plot of the development, 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 use 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).

45) Prior to the first use of the commercial units and community centre within a plot of the development, 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 22 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.

46) Each commercial unit and community centre 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.

47) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

- Plot B 'Sci-Tech Building' hereby approval shall only be used for office and laboratory spaces (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b))

- Plot C 'PBSA building' hereby approved shall only be used for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E - excluding convenience retail and gym)

Reason - In the interest of retaining the provision of office space and PBSA within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012) and the Oxford Road SRFG.

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

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

49) No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

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

50) Prior to the first use of each plot of the development, the seven disabled car parking spaces shall then be implemented, made available and remain in situ for as long as the development remains in use.

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

51) Prior to the first occupation of the development, a detailed 30-year landscape environmental management plan (LEMP) for the development 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 for the relevant development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the relevant phase of development and remain in for the duration of the plan.

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.

52) (a) The development hereby approved shall be carried out in accordance with the BNG Assessment Brooks Ecological received by the City Council, as Local Planning Authority, on the 3 August 2023.

(b) As part of each plot of the development, and prior to any above grounds works for each plot, an updated version of the Biodiversity Net Gain Assessment shall be submitted to the City Council, as Local Planning Authority for approval. This will provide any updates required to the document approved under part (a) of this condition to reflect the detailed design proposals contained within that plot of the development, and any subsequent updates to the ecological assumptions required to meet a minimum overall target of 10% biodiversity net gain across the site.

(i) The Sci-Tech Plot shall be carried out in accordance with the Biodiversity Net Gain (BNG) Update: Upper Brook Street, Kadans - prepared by Brooks Ecological, July 2025; The Biodiversity Metric 3.1 Calculation Tool, Whole Site- prepared by Brooks Ecological, July 2025; and The Biodiversity Metric 3.1 Calculation Tool, Kadans Site- prepared by Brooks Ecological, July 2025 Received by the City Council, as Local Planning Authority, on the 20 August 2025 (as approved under CDN/25/0798).

(c) Prior to the first use of each plot of the development agreed within part (a) of this condition, a verification report for that plot will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the minimum 10% biodiversity net gain.

(d) In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Biodiversity Net Gain Assessment. A verification report and measures shall be agreed until such a time as Construction Phases of development comply with parts (a), (b) and (c) 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, and thereafter retained and maintained in situ.

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

Reason - In the interest of securing a biodiversity mitigation strategy for the Red Bank Neighbourhood pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

53) Notwithstanding the provisions Class O of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) any Class E office accommodation shall be retained for the purposes of Class E office accommodation within of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class E.

Reason - To safeguard the office accommodation as part of maintaining the supply of suitable and sustainable office accommodation in this part of the City particularly accommodation suitable for small business pursuant to policies SP1 and EC1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

54) Prior to the first use a Delivery and Servicing Management Strategy for plots B and C' shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should work to ensure that servicing/delivery activities across both buildings are co-ordinated to ensure efficient use of the proposed loading bays and service yard.

The strategy shall include the following:

- That vehicles utilising the Sci-Tech service yard are of a dimension to allow access and egress from Cottenham Street in forward gear.
- Details regarding management arrangements for the PBSA loading bay including infrequent plant maintenance movements. Such movements would also require banksman support as access will be required by reversing into the site from Kincardine Road.
- Food/parcel deliveries, particularly for the proposed student accommodation, providing clear direction on the following:
 - o Designated delivery drop-off points: This could be a specific lobby area or a central location easily accessible to delivery drivers.
 - o Provision of clear signage in common areas to guide delivery drivers to the drop-off point.
 - o Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries.
 - o Annual review how the drop-off process is working and encourage resident feedback.
 - o Set up a secure delivery holding area within the development.
 - o Signage to direct operatives to relevant areas;
 - o Monitor Security Concerns.

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

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

55) Prior to the first occupation of Plot C 'PBSA' a Student move in/move out Operation Management Strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should include provision of time slots and management arrangements as stipulated in the Transport Assessment received by the City Council, as Local Planning Authority, on the 3 August 2023.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation of Plot C of the development and thereafter retained and maintained in operation.

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

56) Prior to the first occupation of Plot B, a strategy to prevent birds being attracted to the PV array shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of aerodrome safety pursuant to policy DM2 of the Manchester Core Strategy (2012).

57) Notwithstanding the Chapter 8: Wind Microclimate Wilde Analysis received by the City Council, as Local Planning Authority, on the 3 August 2023 respectively, prior to any above ground works associated with a plot of the development, full and final details of the wind mitigation measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include siting, scale and appearance of any screens, siting, scale and species of any trees, hedges and planting.

The approved details shall be implemented and be in place prior to the first use of a plot of the development and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - In order to ensure appropriate wind mitigation is put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

58) (a) The demolition at the PBSA plot shall be carried out in accordance with the Construction demolition plan received by the City Council, as Local Planning Authority, on the 31 January 2025. Note the construction hours specified for Saturdays should be 08:30 to 14:00.

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

The demolition at the PBSA plot of development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

(b) The demolition at the Sci-Tech plot shall be carried out in accordance with the Construction Management Plan, stamped as received by the Local Planning Authority 7 May 2025 (as approved under CDN/25/0425).

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

The demolition at the Sci-Tech plot of development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

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

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

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

60) The development shall be carried out in accordance with the Flood Risk and Drainage Assessment (PBSA) Civic Engineers and Flood Risk and Drainage Assessment (Sci-Tech January 2024) received by the City Council, as Local Planning Authority, on the 9 January 2024.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

61) (a) The PBSA plot shall be carried out in accordance with the Condition 61 Statement received by the City Council, as Local Planning Authority, on the 15 September 2025 (as approved under CDN/25/0739).

The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

(b) Notwithstanding the flood mitigation measures outlined in the Flood Risk and Drainage Assessment (PBSA) Civic Engineers and Flood Risk and Drainage Assessment (Sci-Tech January 2024) received by the City Council, as Local Planning Authority, on the 9 January 2024, full and final details of the flood mitigation, resistance and resilience measures for the Sci-Tech plot of the development (in line with the standing advice) shall be submitted for approval prior to the commencement of the development (excluding demolition works). The approved measure for the development shall be implemented and a verification report confirming the measures have been implemented shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the development.

The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

62) Prior to the first occupation of a building within the development, a flood evacuation plan for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved flood evacuation plan shall be implemented upon first occupation of that building and thereafter retained and maintained in situ.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

63) Notwithstanding drawing 0967-RFM-XX-00-DR-L-0001 Rev P02 received by the City Council, as Local Planning Authority, on the 3 August 2024, prior to any above ground works, details of how the landscaping between the ownership boundaries shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescales for completing the landscaping for both ownership boundaries including any temporary arrangements and finishes should that be necessary. The approved details shall be implemented as part of the development.

Reason - to ensure there are satisfactory arrangements in place between the two-ownership boundary to complete a compressive landscaping scheme including any short-term temporary arrangements pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

64) Prior to any above ground works for the Sci Tech Building, details of a scheme to extract fumes, vapours and odours from these spaces together with the siting, scale and appearance of any flues, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the Sci Tech Building and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided in respect of odour control and visual amenity for the Sci Tech Building pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

65) Prior to any above ground works for the Sci Tech Building, details of a scheme for a guardrail, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall provide details of the siting, scale and appearance (including materiality and colour) of the guardrail and consideration of a demountable structure. The approved scheme shall then be implemented prior to the first use of the Sci Tech Building and thereafter retained and maintained in situ.

Reason - To ensure appropriate guardrail is provided in respect of visual amenity for the Sci Tech Building pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

66) Notwithstanding the Accommodation Management Plan received by the City Council, as Local Planning Authority, on the 6 October 2025, a bespoke management plan for the non term time uses specified in condition 30 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The bespoke management plan shall include the management arrangements for the students present within the building particularly management of external areas, active travel plan and measures to discourage use of surrounding residential streets for parking.

The approved plan shall be implemented upon the first occupation of the PBSA element of the development and thereafter retained whilst the development is in use.

Reason – In the interest of ensuring that the impacts on the non-term time use of the development are minimised pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

- 1) Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
- 2) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).
- 3) The developer or crane operator must contact Manchester Airports Control of Works Office at least 21 days in advent of intending to erect a crane or other tall construction equipment on the site. This is to obtain a tall equipment permit and to ascertain if any operating restrictions would be required. Any operating restriction that are subsequently imposed by Manchester Airport must be fully complied with.
- 4) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.
- 5) Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

- 6) Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council.
- 7) It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place
- 8) Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 143469/JO/2025 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

**Highway Services
Environmental Health
Greater Manchester Police**

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Jennifer Atkinson
Telephone number :	0161 234 4517
Email :	jennifer.atkinson@manchester.gov.uk

