MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Jacksons Row Developments Limited C/o Agent	Nikki Sills Zerum South Central 11 Peter Street Manchester M2 5QR

Part 1 – Particulars of the application/development

Proposal: Variation of planning condition 2 associated with planning permission 137873/JO/2023 to facilitate internal reconfiguration with associated elevational alterations

Location: Land Bounded By Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate, Manchester, M2 5GU

Date of application: 15 November 2024

Application number: 141519/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal has been determined in a timely manner.

Condition(s) attached to this decision

1) The development hereby permitted was certified as having commenced on 21 May 2021, as confirmed by the Certificate of Lawfulness reference 130296/LE/2021 issued on that date.

REASON: For the avoidance of doubt, and to comply with Section 91 (as amended) 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:

Documents approved as part of planning application 141519/JO/2024

o 0643-HOD-S73-100 (P03) - BASEMENT B3 PLAN
o 0643-HOD-S73-101 (P03) - BASEMENT B2 PLAN
o 0643-HOD-S73-102 (P03) - BASEMENT B1 PLAN
o 0643-HOD-S73-103 (P04) - GROUND LEVEL GA PLAN
o 0643-HOD-S73-104 (P04) - LEVEL 01 GA PLAN
o 0643-HOD-S73-105 (P03) - LEVEL 02 GA PLAN
o 0643-HOD-S73-106 (P03) - LEVEL 03 GA PLAN
o 0643-HOD-S73-107 (P03) - LEVEL 04 GA PLAN
o 0643-HOD-S73-108 (P03) - LEVEL 05 GA PLAN
o 0643-HOD-S73-109 (P03) - LEVEL 06 GA PLAN
o 0643-HOD-S73-110 (P03) - LEVEL 07 GA PLAN
o 0643-HOD-S73-111 (P03) - LEVEL 08 GA PLAN
o 0643-HOD-S73-112 (P03) - LEVEL 09 GA PLAN
o 0643-HOD-S73-113 (P03) - LEVEL 10 GA PLAN
o 0643-HOD-S73-114 (P03) - LEVEL 11 GA PLAN
o 0643-HOD-S73-115 (P03) - TOWER GA PLANS - HOTEL
o 0643-HOD-S73-116 (P03) - TOWER GA PLANS - RESIDENTIAL
o 0643-HOD-S73-117 (P03) - TOWER GA PLANS - RESIDENTIAL
o 0643-HOD-S73-118 (P03) - SITE ROOF PLAN
o 0643-HOD-S73-201 (P03) - ELEVATIONS - EAST & WEST
o 0643-HOD-S73-202 (P04) - ELEVATIONS - NORTH
o 0643-HOD-S73-203 (P03) - ELEVATIONS - SOUTH
o 0643-HOD-S73-204 (P03) - ELEVATIONS - COURTYARD BLOCK A AND BLOCK B
o 0643-HOD-S73-251 (P03) - BUILDINGS SECTIONS - WEST-EAST
o 0643-HOD-S73-252 (P03) - BUILDINGS SECTIONS - WEST-EAST BRIDGE
o 0643-HOD-S73-253 (P03) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK A
o 0643-HOD-S73-254 (P03) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK B

Summary design document prepared by Hodders

Received by the City Council, as Local Planning Authority, on the 15 November 2024

Previously approved documents

o Site Demolition Plan (-0)001 1:500@A1
o 0601-S73-205 Elevations - Block B West (Temporary Façade) (P04)
o 0643-HOD-S73-500 (P01) - Retail Unit Plan - Level 0UG
o 0643-HOD-S73-510 (P01) - Retail Unit Plan - Level 10
o 0643-HOD-S73-511 (P01) - BUILDING ENCLOSURE - HOTEL PODIUM
o 0643-HOD-S73-512 (P01) - BUILDING ENCLOSURE - HOTEL TOWER
o 0643-HOD-S73-513 (P01) - BUILDING ENCLOSURE - RESIDENTIAL TOWER
o 0643-HOD-S73-514 (P01) - BUILDING ENCLOSURE - OFFICE PODIUM
o 0643-HOD-S73-515 (P01) - BUILDING ENCLOSURE - OFFICE
o 0643-HOD-S73-901 (P02) - WASTE MANAGEMENT - BASEMENT 1
o 0643-HOD-S73-902 (P02) - WASTE MANAGEMENT - GROUND LEVEL
o 0643-HOD-S73-903 (P01) - ACCESS - GROUND LEVEL

SOM Drawings
o S73 011 P01 Site Plan 1:1000

Zerum Drawings

o STM PPP 01 P02 Phasing Plan

Planit ie Drawings
o STM PIE EX ZZ DR L 0001 S2 P03 Public Realm Ground Floor GA 1:200
Vectos Drawings

VN222463 TR100 - Bin Tug Sketch
VN222463 TR103 - Vehicular Access Arrangement Ground Floor
VN222463 TR104 - Vehicular Access Arrangement Basement

Documents

Documents
o Section 73 Revisions Statement, August 2023
o Supplementary Design Report, July 2023
o Addendum Heritage Statement: Updated Visual Impact Assessment, 18th July 2023
o Environmental Statement Addendum to Daylight, Sunlight and Overshadowing Chapter, July 2023
o Energy Strategy Report, Ref: P1785-ES-001 Rev D, 19th June 2023
o Waste Management Strategy, REV.01, July 2023
o Wind Microclimate Report, 7 July 2023
o Energy Strategy Statement, June 2023
o Baseline Television Signal Survey & Television Reception Impact Assessment, 11 August 2023
o Socio Economics Environmental Statement Addendum, August 2023
o Townscape and Visual Impact Assessment, Technical Note, August 2023

o Flood Risk Assessment, December 2022
o Drainage Strategy Report, December 2022
o Transport Statement, December 2022
o Framework Travel Plan, December 2022
o Environmental Standards Statement, December 2022
o Waste Management Strategy, December 2022
o Ventilation Strategy Statement, December 2022
o Energy Strategy Statement, December 2022
o Baseline Television Signal Survey & Television Reception Impact Assessment, December 2022
o Addendum to Statement of Community Involvement, December 2022
o Statement of Community Involvement, December 2022
o Crime Impact Statement, December 2022
o Plant Noise Assessment, March 2023
o Phase II Geo-Environmental Report, April 2023
o Addendum Environmental Statements Volume 1, December 2022
o Addendum Environmental Statement Volume 1, November 2019
o Environmental Statement Volume 1 November 2017
o Environmental Statement Volume 3 Non Technical Summary, December 2022
o Environmental Statement Volume 4 Technical Summary of Environmental Statement, December 2022

Appendix Reports

o Environmental Statement Volume 2, November 2017 Assessments

- Phase 1 Preliminary Geo-environmental Risk Assessment, January 2016
- Biodiversity Assessment (including bat surveys), September 2021
- Biodiversity Assessment (including bat surveys), November 2019
- Preliminary Geotechnical and Environmental Assessment, November 2016
- Air Quality Assessment, November 2017
- Archaeological Desk Based Assessment, November 2016
- Written Scheme of Investigation, Version 1.0, 21st September 2016

Waste Management Strategy January 2023 V2 received by the City Council, as Local Planning Authority, on the 18 January 2023

Email from Agent Zerum received by the City Council, as Local Planning Authority, on the 13 June 2023

Phase II Geo Environmental Assessment (CM/C5128/11668 Rev C) received by the City Council, as Local Planning Authority, on the 2 June 2023

Drawings VN222463-TR103 and VN222463-TR104 received by the City Council, as Local Planning Authority, on the 21 March 2023

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

3) Prior to the commencement of Phase 3 of the development as defined by Condition 51, a programme for the issue of samples and specifications of all material to be used on all external elevations of that part of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of each part of the development, to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

Phase 2 shall be carried out in accordance with the programme and details approved under consent referenced CDN/21/064 and CDN/24/0825.

Phase 3 2 shall be carried out in accordance with drawing 0643-HOD-ZZ-ZZ-SC-A-3000 -Facade finishes schedule St Michaels, Manchester Facade 27-01-2025 Programme received by the City Council, as Local Planning Authority, on the 30 January 2025 as approved under CDN/25/0088.

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.

4) The development shall be carried out in accordance with the Construction Management Plan 'Zerum Construction & Environmental Management Plan Condition 4 & 45 Rev 5' as approved on 9/3/21 under consent referenced CDN/20/0725 and 'Bowmer + Kirkland, St Michaels Construction Works Office Building/Retained Building Construction Environmental Management Plan, Rev B' as approved under consent referenced CDN/21/0642 and Domis' Construction Management Plan - Project: St. Michaels Development Phase Three Revision 4' as approved on 04/08/23 under consent reference CD/23/0230.

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

5) a) The development shall be carried out in accordance with the 'Site Investigation Remedial Statement, Ramboll, March 2021, v3' approved on 30/3/21 under consent referenced CDN/21/0071 and Curtins Site investigation dated 3rd October 2022 reference 078847-CUR-00-XX-RP-GE-001 received by the City Council, as Local Planning Authority, on the 12 October 2022 (as approved under CDN/22/0732 (Phase 2 only)).

b) The development shall be carried out in accordance with the 11668 Rev E Phase II GeoEnvironmental Assessment Report January 2024 CM/C5128/11668 Rev F and drawing P1785-NOV-XX-B1-DR-ME-9001 Rev P02 received by the City Council, as Local Planning Authority, on the 19 January 2024 and Water risk assessment received by the City Council, as Local Planning Authority, on the 26 January 2024 (as approved under CDN/23/0823) (Phase 3 only)

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council prior to the first occupation of each phase. Any Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Phase 3 verification was approved under CDN/25/0040 as part of the following documents:

-Waste transfer notes received by the City Council, as Local Planning Authority, on the 21 February 2025

- Response to validation report received by the City Council, as Local Planning Authority, on the 30 January 2025

- 13796 Remediation Validation Report January 2025 received by the City Council, as Local Planning Authority, on the 16 January 2025

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17.

6) The development shall be carried out in accordance with the 'Written Scheme of Investigation for an Archaeological Evaluation and Level 3 Historic Building Survey' approved on 12 January 2021 under permission reference CDN/20/0825

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

7) The development shall be carried out in accordance with the approved Waste Management Strategy January 2023 V2 received by the City Council, as Local Planning

Authority, on the 18 January 2023. The approved scheme shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

8) No above ground construction of the tower podium (Phase 3 as defined by condition 51) shall take place unless and until a scheme for acoustically insulating the proposed residential accommodation against noise from the local area, including nearby road network, venues and other sources of noise, has been submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion are as follows:

o Bedrooms (night time - 23.00 - 07.00)30 dB LAeq (individual noise events should not
o normally exceed 45 dB LAmax by more than 15 times)
o Living Rooms (daytime - 07.00 - 23.00)35 dB LAeq
o Gardens and terraces (daytime)55 dB LAeq

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 125 Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

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

9) The development shall be carried out in accordance with the Radar impact assessment received by the City Council, as Local Planning Authority, on the 31 August 2023 (as approved under CDN/23/0588).

The Radar Mitigation Scheme (RMS) shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of aviation safety, pursuant to policies DM1 and SP1 of the Core Strategy.

10) Prior to the commencement of Phase 3 of the development, except demolition works, (as defined by condition 51), details of surface water drainage for that part of the development shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these shall be in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. The approved details shall be implemented as part of the development.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the surface water drainage details approved on 21/10/22 under consent referenced CDN/22/0213.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) No above ground construction to Phase 3 of the development (as defined by Condition 51) shall take place unless and until a detailed design guide for all shop fronts and commercial unit frontages in that part has been submitted to, and approved in writing by, the City Council, as local planning authority. The approved details shall be implemented as part of the development and be complete prior to the first use of the development hereby approved.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the details approved on 04/04/23 under consent referenced CDN/23/0113.

12) DELETED

13) No above ground construction of the tower podium (Phase 3 as defined by condition 51) shall take place unless and until full details of all wind mitigation measures, if required, have been submitted to, and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable. If no wind mitigation measures are required, this should be confirmed in writing to the City Council, as local planning authority.

Phase 3 of the development (as defined by condition 51) shall be carried out in accordance with the wind mitigation measures approved on 02/02/24 under consent CDN/23/0714.

Reason - To ensure that the details of the development are satisfactory, pursuant to policy DM 1 of the Core Strategy.

14) No part of the development hereby permitted (as defined by condition 51) shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme for that part have been submitted to and approved by the local planning authority. The scheme for that part of the development shall be implemented and thereafter managed and maintained in accordance with the approved details.

Those details shall include:

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

Phase 2 verification was agreed as part of the Verification report and maintenance strategy Rev P05 received by the City Council, as Local Planning Authority, on the 11 February 2025 (as approved under CDN/24/1124).

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies SP1, DM1, EN08 and EN14 of the Core Strategy.

15) Prior to the completion of each part of development (as defined by condition 51), a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around that part of the development shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before that relevant phase of the development hereby approved is first occupied

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the paving and surfacing strategy approved on 22/11/24 under consent CDN/24/0854.

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

16) Samples and specifications of all hard landscape materials for each part of the development (as defined by condition 51), together with a layout plan identifying the location of the materials to be used in all areas of public realm, including external terraces, together with a programme for their implementation, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented in accordance with the approved programme.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the hard landscape materials approved on 22/11/24 under consent CDN/24/0854.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

17) No part of the development (as defined by condition 51) shall be occupied unless and until a scheme for the detailed landscaping and design of all areas of public realm within that part have been submitted to and approved in writing by, the City Council, as local planning authority.

The scheme shall include details of all seating, pergolas, planters and other items of street furniture, together with full details of all planting arrangements, including trees. 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.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the detailed landscape design approved on 22/11/24 under consent CDN/24/0854.

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.

18) Full details of all external seating areas, to be used in association with individual food and drink uses, shall be submitted to, and approved in writing by the City Council, as local planning authority, prior to the first occupation of ground floor use to which the external seating areas relate. The details shall include areas to be used for the consumption of food and drink, means of demarcation, furniture, lighting, signage and a schedule of days and hours of operation.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the external seating areas approved on 20/09/24 under consent CDN/24/0721.

Reason - In the interests of visual amenity, and to safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

19) Prior to the commencement of each Class A3 restaurant and cafe use, Class A4 Drinking Establishment use, or Class A5 hot food takeaway full details showing provision of toilets, including those for disabled people, has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development, prior to commencement of use, and shall remain in situ whilst the use or development is in operation.

Unit UG-002 shall be carried out in accordance with Proposed Ground Floor Plan 101_DRG_A3.0 and Proposed Detail - Toilet Setting Out 101_DRG_A12.10c as approved under CDN/25/0111.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the toilet provision approved on 20/09/24 under consent CDN/24/0721.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

20) Prior to the first occupation of phase 3 of the development (as defined by condition 51), a detailed parking strategy, including provision for 5 disabled parking spaces, 19 electric car charging points, and details of car parking management, and car parking space allocation, including how priority for vehicles accessing / egressing the car park will be managed, shall be submitted to, and approved by, the City Council, as local planning authority. The detailed parking strategy shall include an implementation programme, a temporary parking strategy and the introduction of fast charging for electric vehicle points. The parking strategy shall be fully implemented in accordance with the approved implementation programme.

Reason: To ensure that a satisfactory parking arrangements are provided pursuant to policy DM1 of the Core Strategy and the Guide to Development.

21) Prior to the first occupation of each part of the development (as defined by condition 51), a detailed cycle parking strategy for that part, including how spaces will be allocated between office and residential use (if relevant), full details of arrangements for each residential unit (if relevant), and a programme for implementation shall be submitted to, and approved by, the City Council, as local planning authority. The cycle parking strategy shall be fully implemented for that part in accordance with the approved implementation programme.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the cycle parking strategy approved on 20/09/24 under consent CDN/24/0721.

Reason: To ensure that satisfactory cycle parking arrangements are provided pursuant to policy DM1 of the Core Strategy and the Guide to Development.

22) Prior to the first occupation of the new-build hotel or residential accommodation within the development (Phase 3 as defined by condition 51), a detailed strategy for visitor pick-up and drop-off locations and hotel valet services shall be submitted to, and approved by, the City Council, as local planning authority. Details are also required regarding ad-hoc residential deliveries and short-term pick-up / drop-off arrangements.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

23) Prior to the first occupation of each part of the development (as defined by condition 51), full details of the design and location of any taxi areas, shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved taxi areas shall be fully implemented prior to the first occupation of that part of the development.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the taxi areas approved on 20/09/24 under consent CDN/24/0721.

Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

24) Prior to the first occupation of each part of the development (as defined by condition 51), a Framework Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy.

Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the Framework Travel Plan approved on 20/09/24 under consent CDN/24/0721.

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

25) Prior to the first occupation of each part of the development (as defined by condition 51), a servicing strategy and management plan for that part, including a schedule of loading and unloading locations, details of internal service bays and on-street servicing laybys, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the Framework Travel Plan approved on 20/09/24 under consent CDN/24/0721

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

26) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. Where Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

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

27) The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (09/11/2017 - URN:2016/0827/CIS/02) and shall include the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement. Each part of the development (as defined by condition 51) shall not be occupied unless and until the City Council, as local planning authority, has received written confirmation of a Secure by Design accreditation for that part.

Phase 2 received Secured by Design Accreditation as part of CDN/25/0144.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

28) The local labour scheme in respect of Phase 2 of the development (as defined by condition 51) as approved under consent referenced CDN/21/0643 shall be kept in place.

The local labour scheme in respect of Phase 3 of the development (as defined by condition 51) as approved under consent referenced CDN/23/0291 shall be kept in place.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

29) Before first occupation of each part of the development (as defined by condition 51), a signage design strategy for that part of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the Signage Design Strategy approved on 11/10/24 under consent CDN/24/0718.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).

30) Prior to occupation of each Retail (Class A1), Restaurant and Cafes (Class A3), Drinking Establishments (Class A4) and / or Hot Food Takeaway (Class A5) hereby approved, the opening hours of each use shall be agreed in writing by the City Council as local planning authority. Those uses shall thereafter not open outside the approved hours.

The approved opening hours for Unit L10-1 shall operate as follows (as approved under CDN/22/0187):

External Terrace: 08:00 to 23:00
Sky Bar : 08:00 to 03:00 Monday to Saturday, 08:30 to 01:00 Sunday and Bank Holidays (Last entry should be at 01:30)
In relation to New Year's Eve, the proposed opening times are: 08:00 to 03:00 (Last entry should be at 01:30)

The approved opening hours for Unit G2 shall operate as follows (as approved under CDN/24/1084):

Monday: 07:30 to 00:30

Tuesday: 07:30 to 00:30

Wednesday: 07:30 to 00:30

Thursday: 07:30 to 01:30

Friday: 07:30 to 01:30

Saturday: 07:30 to 01:30

Sunday: 07:30 to 00:30

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

31) Prior to the first occupation of each part of the development(as defined by condition 51) , a schedule of days and hours of operation of all areas of public realm, including terraces, within that part shall be submitted to and approved in writing by the City

Council as local planning authority. All external areas shall thereafter not open outside the approved hours.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the Signage Design Strategy approved on 20/09/24 under consent CDN/2/0721

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

32) No amplified sound or any music shall be produced or played in any part of external areas in the development, other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

The approved acoustic scheme for Unit L10-1 shall operate as follows (as approved under CDN/22/0187):

- Email from Dianne Ellis of Zerum dated 7 February 2023

- Plant Noise (131612/JO/2021) Assessment received by the City Council, as Local Planning Authority, on the 21 March 2023

- Email from Nikki Sills of Zerium dated the 12 June 2023

- Hoare Lea "St Michael's - Level 10 sky bar, Manchester. St Michael's UK Propco Limited. Acoustics Planning Condition 32 And 35 Assessment" Revision 02 Received by the City Council, as Local Planning Authority, on the 22 January 2024

- Email from Nikki Sills dated 13 February 2024

-Email from Nikki Sills dated 7 March 2024

- Noise calculations received by the City Council, as Local Planning Authority, on the 7 October 2024

- Email from Nikki Sills dated 18 November 2024

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

33) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for each part of the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant part commences and any works approved shall be implemented before the relevant uses within each part commences.

As per consent CDN/24/0830, the applicant has confirmed that there would be no fume extraction for the office element of the scheme.

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

34) (a) Prior to the first occupation of the residential element of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the residential element of the development (save for the enabling works phase), 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. 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.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy

35) Before any A1, A3, A4 or A5 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of that unit and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme for that unit shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) 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 should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved acoustic scheme for Unit L10-1 shall operate as follows (as approved under CDN/22/0187):

- Email from Dianne Ellis of Zerum dated 7 February 2023

- Plant Noise (131612/JO/2021) Assessment received by the City Council, as Local Planning Authority, on the 21 March 2023

- Email from Nikki Sills of Zerium dated the 12 June 2023

- Hoare Lea "St Michael's - Level 10 sky bar, Manchester. St Michael's UK Propco Limited. Acoustics Planning Condition 32 And 35 Assessment" Revision 02 Received by the City Council, as Local Planning Authority, on the 22 January 2024

- Email from Nikki Sills dated 13 February 2024

-Email from Nikki Sills dated 7 March 2024

- Noise calculations received by the City Council, as Local Planning Authority, on the 7 October 2024

- Email from Nikki Sills dated 18 November 2024

The approved acoustic scheme for Unit UG-002 shall operate as follows (as approved under CDN/25/0111)

- Coordinate Plan OTL2403-E05 B
- HVAC Services OTL2403-M01 B

Received by the City Council as the Local Planning Authority on 17 April 2025:

- Sound Insulation Review VA5841.250409.ADR

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

36) A post completion noise assessment report for each unit or use shall be undertaken to confirm that the recommended and agreed sound insulation measures have been adopted into the development. The report shall also include final sound testing to confirm acoustic criteria, required by condition, will be met based on the agreed recommended acoustic insulation and recommended internal entertainment noise levels. Details of any additional mitigation where necessary to comply with the noise criteria for the noise break in and noise breakout condition, together with external plant noise, shall be submitted and agreed by Environmental Health. Any additional mitigation will need to be verified and completed before occupation of that unit/ use.

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

37) The development shall be carried out in accordance with the 'Air Quality Assessment' reference 70010278-411, dated November 2017 approved on 11 January 2021 under consent reference: CDN/20/0573.

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

38) The development hereby approved shall be carried out in accordance with the Environmental Standards statement received by the City Council, as Local Planning Authority, in support of the application. A post construction review certificate/statement for each part of the development (as defined by condition 51) shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy.

39) Construction/demolition works shall be confined to the following hours:
- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Core Strategy.

40) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Each part of the development (as defined by condition 51) shall be carried out in accordance with the approved details.

In respect of Phase 2 the details were approved on 13/07/22 under consent referenced CDN/22/0083.

In respect of Phase 3 the details were approved on 13/07/22 under consent referenced CDN/23/0288.

Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17

41) In respect of Phase 2 piling the details were approved on 13/07/22 under consent referenced CDN/22/0083 and shall be carried out in accordance with those details.

In respect of Phase 3 piling the details were approved on 13/07/22 under consent referenced CDN/23/0288 and shall be carried out in accordance with those details.

Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17

42) Before first occupation of each part of the development (as defined by condition 51), full details of a Management and Maintenance Strategy for the external areas of that part, including planting arrangements, boundary treatments, furniture and lighting, shall be submitted to, and approved in writing by, the City Council as local planning authority.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the Management and Maintenance Strategy approved on 18/10/24 under consent CDN/24/0942.

Reason: In the interests of visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

43) The development hereby approved shall include a lighting scheme for each part of the development (as defined by condition 51), including the illumination of any part of buildings and areas of public realm during the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties

will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before each part of the development is completed. The approved scheme shall be implemented in full before each phase of the development is first occupied.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the Lighting Scheme approved on 14/11/24 under consent CDN/24/0899.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.
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44) Prior to occupation of Phase 3 of the development (as defined by condition 51) which incorporates residential use, a Residents Management Strategy shall be submitted to, and approved in writing by, the City Council, as local planning authority. The Residents Management Strategy shall include details of maintenance, security, energy management, Janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries.

Reason: To ensure the development is managed in interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

45) Phase 2 of the development (as defined by Condition 51) shall be carried out in accordance with the 'Bowmer + Kirkland St Michaels Construction Works Office Building/ Retained Building Wheel Wash Information' approved under consent referenced CDN/21/0642. Phase 3 of the development (as defined by Cond51)shall be carried out in accordance with the Domis CMP Rev 4 received by the City Council, as Local Planning Authority, on the 26 July 2023 approved under CDN/23/230

Reason: In the interests of pedestrian and highway safety, pursuant to policies SP1 and DM1 of the Core Strategy.

46) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason - In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

47) a) The development shall be carried out in accordance with the 'Baseline Television Signal Survey & Television Reception Impact Assessment' dated November 2019, as approved on 11 January 2021 under consent reference CDN/20/0573.

b) The post completion testing for Phase 2 was agreed as part of CDN/24/1100 under TV reception assessment received by the City Council, as Local Planning Authority, on the 29 November 2024

b) A study to assess the impact of Phase 3 of the development (as defined by Condition 51) on television signal reception within the potential impact area as defined in the report approved under (a) above shall be submitted to the City Council as local planning authority for approval within one month of the practical completion of each phase 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. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above.

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 effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception pursuant to policy DM1 of the Manchester Core Strategy.

48) The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the building works for each part of the redevelopment of the site to which such demolition relates, which is the subject of this application (ref 135827/JO/2022).

Reason - To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.

49) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

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

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

51) The development hereby permitted shall be delivered in accordance with the Phasing Plan STM-PPP-01 P02 unless otherwise agreed in writing by Manchester City Council as local planning authority.

Reason: To clarify how the site is to be phased to assist with the determination of condition discharge applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development as it is delivered, pursuant to Core Strategy policies DM1 and SP1.

52) (a) Prior to the first occupation of any commercial unit within each phase of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant,

equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.

(b) Prior to the first occupation of any commercial unit within each phase 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. 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.

Any future tenant plant assessment will need to be based on the original background noise levels and the assessment of parts (a) and (b) of this condition shall be undertaken with residential building for each phase plant switched off.

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).

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

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

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

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

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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

Date: 9 July 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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