

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Alumno Group
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W1D 3JF

Agent (if used)

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Turley
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6 Atherton Street
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M3 3GS

Part 1 – Particulars of the application/development

Proposal: Variation of condition number 3 (specified plans) from planning approval reference 135544/FO/2022 in order to facilitate internal and external design changes including to rooftop plant and machinery

Location: 466-472 Moss Lane East, Manchester, M14 4PJ

Date of application: 28 March 2024

Application number: 139659/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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application and listed building application.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 24 November 2026.

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

- 2) Prior to the commencement of above ground development (excluding demolition), all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with

jointing and fixing details, vents, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.

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

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

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority:

2027-SBA-01-00-D-A-01100 Ground Floor Plan - Proposed P03
2027-SBA-01-M-D-A-01100M Mezzanine - Proposed P02
2027-SBA-01-01-D-A-01101 Level 01 Plan - Proposed P02
2027-SBA-01-02-D-A-01102 Level 02 Plan - Proposed P02
2027-SBA-01-03-D-A-01103 Level 03 Plan - Proposed P02
2027-SBA-01-03-D-A-01104 Level 04 Plan - Proposed P02
2027-SBA-01-03-D-A-01105 Level 05 Plan - Proposed P02
2027-SBA-01-03-D-A-01106 Level 06 Plan - Proposed P02
2027-SBA-01-03-D-A-01107 Level 07 Plan - Proposed P02
2027-SBA-01-03-D-A-01108 Level 08 Plan - Proposed P02
2027-SBA-02-EL-D-A-02300 Elevation North - Proposed P02
2027-SBA-02-EL-D-A-02301 Elevation West - Proposed P02
2027-SBA-02-EL-D-A-02302 Elevation South - Proposed P02
2027-SBA-02-EL-D-A-02303 Elevation East - Proposed P02
2027-SBA-02-EL-D-A-02304 North Courtyard Elevation - Prop. P02
2027-SBA-02-EL-D-A-02305 West Courtyard Elevation - Prop. P02
2027-SBA-02-EL-D-A-02400 Contextual Elevations North & South P02
2027-SBA-02-EL-D-A-02401 Contextual Elevations East & West P02
2027-SBA-03-SE-D-A-03300 Section A-A - Proposed P02
2027-SBA-03-SE-D-A-03301 Section B-B - Proposed P02
2027-SBA-03-SE-D-A-03302 Section C-C - Proposed P02

Dated 08 August 2024

Covering letter Turley

Received 04 April 2024

Application Form Turley

Design and Access Statement Stallan Brand

2027-SBA-00-00-D-A-00120 P01	DEMOLITION PLAN
2027-SBA-01-01B-D-A-00109 P01	BASEMENT PLAN
2027-SBA-01-RF-D-A-01109 P01	LEVEL 09 (ROOF) PLAN
2027-SBA-02-EL-D-A-02000 P01	CONTEXTUAL ELEVATIONS
2027-SBA-00-00-D-A-00001 P01	LOCATION PLAN Public
2027-SBA-00-00-D-A-00100 P01	EXISTING SITE PLAN
2027-SBA-00-00-D-A-00110 P01	PROPOSED SITE PLAN

Received 28 March 2024

Air Quality Assessment Hydrock

Archaeological Desk-Based Study Nexus
BREEAM Pre-Assessment Report Ridge
Broadband Connectivity Assessment GTech Surveys Limited
Contaminated Land Report ROC Consulting
Crime Impact Statement Greater Manchester Police
Daylight & Sunlight Impact on Neighbouring Properties GIA
Ecology Report Middlemarch
Energy/ Ventilation Strategy Futureserv
Environmental Standards Statement Ridge
Flood Risk Assessment and Drainage Strategy ROC Consulting
Fire Statement OFR Consultants
Noise Impact Assessment Report Hann Tucker Associates
Television and Radio Reception Impact Assessment GTech Surveys Limited
Transport Statement RSK
Travel Plan RSK
Biodiversity Metric Calculator

Received as associated with the parent consent reference 135544/FO/2022 dated 23 November 2023

Planning Statement Turley

Received as association with the parent consent reference 135544/FO/2022 dated 24 November 2023

Heritage Statement Turley

Received as association with the parent consent reference 135544/FO/2022 dated 27 March 2023

Daylight and Sunlight Addendum GIA
Redacted Tenancy Schedule

Received as association with the parent consent reference 135544/FO/2022 dated 02 May 2023

Technical Note SCP

Received as association with the parent consent reference 135544/FO/2022 dated 04 May 2023

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

4) The following information was submitted in respect of planning condition 4a of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/25/0017:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13668424', stamped as received by the City Council as Local Planning Authority on the 10th January 2025.

Revised covering letter titled 'APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 4 AND 34 ATTACHED TO PLANNING PERMISSION REF.

135544/FO/2022 - 466-472 MOSS LANE EAST', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

Revised 'GMI Construction Ltd. Dilapidation Survey', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

'Site Plan - Existing', numbered 'L0XX-SBA-ZZ-ZZ.00-D-A-000010 REV P01', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '10a to 10b Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '4a to 4b Heald Place', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '5a to 5b Heald Place', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '6a to 6b Heald Place', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '7a to 7b Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '8a to 8b Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '9a to 9b Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

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

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

5) The following information was submitted in respect of planning condition 4b (Construction Management Plan) of the parent consent reference 135544/FO/2022 under the cover of CDN/24/0831:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13372466', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

Covering letter, stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

'Moss Lane East - Alumno: Construction Management Plan REV 4', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

'Demolition & Restoration of Stone Wall - Moss Lane East', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

This information was considered to be acceptable for construction works to commence.

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

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

6) The development hereby approved shall be carried out in accordance with details contained with the Environmental Standards Statement produced by Ridge

received by the City Council as Local Planning Authority on 17 November 2022 as approved under the parent consent reference 135544/FO/2022. A post construction review certificate/statement shall be submitted for approval within 3 months post final construction of the development hereby approved.

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

7) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an 'Excellent' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as Local Planning Authority within 12 months of occupation of the development.

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

8) The following information was submitted in respect of planning condition 7 (Refuse) of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/24/0671:

- 'Application for Approval of Details Reserved by Condition', numbered 'PP-13257096', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.
- Covering Letter, stamped as received by the City Council as Local Planning Authority on 23rd July 2024.
- 'Moss Lane - Manchester, Waste Management Strategy', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

The above details were considered to be acceptable and condition 7 attached to planning permission referenced (135544/FO/2022) was formally discharged on the proviso that a copy of the waste collection servicing contract is submitted for approval in writing to the City Council as Local Planning Authority prior to first occupation of the development.

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

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) The following information has been submitted in respect of planning condition 8 (Contaminated Land) of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/24/0671:

- 'Application for Approval of Details Reserved by Condition', numbered 'PP-13257096', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.
- Covering Letter, stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- 'Moss Lane East, Manchester. Report on Site Investigations', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- 21 Page Document labelled 'Groundsure Insights: 470, MOSS LANE EAST, MANCHESTER, M14 4PJ', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- 69 Page Document labelled 'Groundsure Insights: 470, MOSS LANE EAST, MANCHESTER, M14 4P', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- 'Water Mains Records', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

The above details were considered to be acceptable and condition 8 attached to planning permission referenced (135544/FO/2022) was formally discharged on the basis that the development is fully implemented in accordance with the approved details.

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 Manchester Core Strategy.

10) When the development commences (excluding demolition), the development shall be carried out in accordance with a previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 SP1 of the Manchester Core Strategy.

11) The development hereby approved shall be implemented in general accordance with the physical security specifications outlined within the submitted Crime Impact Statement (Ref:2012/0607/CIS/01) dated 13 August 2022, received by the City Council as Local Planning Authority on 17 November 2022 as approved under the parent consent reference 135544/FO/2022.

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

12) The following information has been submitted in respect of planning condition 11 (drainage) of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/24/0831:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13372466', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

Covering letter, stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

'Moss Lane East, Manchester: Drainage Strategy 10/10/2024', stamped as received by the City Council as Local Planning Authority on 11th October 2024.

'Existing Drainage Layout', numbered 'L047-WRD-52-EX.ZZ-D-C-500001 REV P02', stamped as received by the City Council as Local Planning Authority on 11th October 2024.

'Proposed Drainage Layout', numbered 'L047-WRD-52-EX.ZZ-D-C-500003 REV P02', stamped as received by the City Council as Local Planning Authority on 11th October 2024.

'Drainage Details Sheet 3', numbered 'L047-WRD-52-EX.ZZ-D-C-500013 REV P01', stamped as received by the City Council as Local Planning Authority on 11th October 2024.

'Type: Junctions Summary. Storm Phase: SURFACE WATER NETWORK REV C', stamped as received by the City Council as Local Planning Authority on 15th November 2024.

'Drainage Details Sheet 2', numbered 'L047-WRD-52-EX.ZZ-D-C-500012 REV C03', stamped as received by the City Council as Local Planning Authority on 15th November 2024.

The above details were considered to be acceptable and condition 11 attached to planning permission referenced (135544/FO/2022) was formally discharged on the basis that the development is fully implemented in accordance with the approved details.

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.

13) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- 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.

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.

14) Notwithstanding details submitted, the development hereby approved shall not be occupied until there has been submitted to and approved in writing by the City Council as Local Planning authority a plan indicating the positions, design, materials and type of any new boundary treatment to be erected. The boundary treatment shall be completed before the development hereby approved is occupied and shall thereafter be retained.

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 in order to comply with policies SP1, EN3 and DM1 of the Manchester Core Strategy.

15) The following information was submitted in respect of planning condition 14 (Acoustic Insulation) of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/24/0671:

- 'Application for Approval of Details Reserved by Condition', numbered 'PP-13257096', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.
- Covering Letter, stamped as received by the City Council as Local Planning Authority on 23rd July 2024.
- 'Environmental Noise Impact Assessment: Upgraded Glazing & Acoustic Trickle Vents', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

The above details were considered to be acceptable and condition 14 attached to the parent consent (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

16) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme, including any necessary mitigation, shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

17) a) The premises shall be acoustically insulated and treated to limit the break in/break-out of noise in accordance with a noise study of the premises 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 shall be implemented in full before the use commences.

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

Reason - To safeguard the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

18) The development hereby approved shall only be implemented in accordance with the methodology and mitigation measures detailed within the submitted Arboricultural Impact Assessment and Arboricultural Method Statement produced by LAC, received by the City Council as Local Planning Authority on 17 November 2022 as approved under the parent consent reference 135544/FO/2022.

Reason - In order avoid damage to trees adjacent to 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 Manchester Core Strategy.

19) The following information was submitted in respect of planning condition 18 (Local Benefit) of the parent consent reference 135544/FO/2022 under the cover of CDN/24/0671:

- 'Application for Approval of Details Reserved by Condition', numbered 'PP-13257096', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- Covering Letter, stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- 'GMI Construction Group Social Value', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- 'Local Labour Construction - Proposal and Reporting Template', stamped as received by the City Council as Local Planning Authority on 3rd September 2024.

The above details were considered to be acceptable and condition 18 attached to the parent application (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

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

20) Prior to the first occupation of the development hereby approved, a 'moving in and out' management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of managing the impact of the development on the car

parking area and local highway network during moving in and out periods of activity pursuant to policies T2 and DM1 of the Manchester Core Strategy.

21) Prior to the first operation of the development hereby approved, an external signage strategy for the entire building 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.

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

22) The development hereby approved shall include a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation and shall remain in operation for so long as the development is occupied.

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

23) 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.

24) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on submitted drawings. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

In the event that Travel Plan monitoring identifies the need for increased cycle storage provision, the area identified on the approved drawing for a future expansion zone shall be implemented.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

25) Notwithstanding the details contained within the Framework Travel Plan submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
- (2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and 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 development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. 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 reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

26) Within one month of the practical completion of the development hereby approved and at any other time during the construction of the development, if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area, a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out within one month of the study being approved in writing to the City Council as Local Planning Authority.

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, pursuant to policy DM1 of Manchester Core Strategy.

27) The development hereby approved shall be used as purpose-built student accommodation only (*sui generis*) and for no other purpose (including serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights)

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

28) Prior to occupation of the development hereby approved, full details of all necessary off-site highway works to be implemented, shall be submitted to and

approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include:

Footway reinstatement;

Extension of double yellow line restrictions.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

29) Condition 28 (Biodiversity Enhancement) of the parent consent reference 135544/FO/2022 was discharged under the cover of CDN/24/0955.

Reason - Pursuant to biodiversity enhancement of the site, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

30) Condition 29 (Bats) of the parent consent reference 135544/FO/2022 was discharged under the cover of CDN/24/0955.

Reason: In order to prevent any habitat disturbance to bats in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

31) No removal of or works to any hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation and structures for active birds' nests immediately before the vegetation is cleared or works commenced and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

32) The flat roofs of the development hereby approved shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

33) The following information was submitted in respect of planning condition 32 (Parking Bays) of the parent consent reference 135544/FO/2022 under the cover of CDN/24/0831:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13372466', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

Covering letter, stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

'Discharge of condition 32 "Disabled Bays"' letter prepared by Will Rudd, stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

The above details were considered to be acceptable and condition 32 attached to the parent application (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

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)

34) Prior to first occupation, a management, community benefit and engagement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited, the following:

- o The appointment of a designated person to manage communications and engagement with the local community.
- o Details for on-site management to allow 24/7 contact between the local community should issues arise.
- o Details of the formal complaints procedure and how issues will be managed.
- o Details of operational security measures
- o A strategy for proactive engagement with the local community including dedicated drop-in sessions to discuss local issues.
- o A strategy for contributing to local environmental improvements and initiatives.
- o A litter picking strategy covering the vicinity of the site.

Reason - In the interest of managing the impact of the development pursuant to policy DM1 of the Manchester Core Strategy.

35) The following information was submitted in respect of planning condition 34 (Relocation) of the parent consent reference 135544/FO/2022 under the cover of CDN/25/0017:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13668424', stamped as received by the City Council as Local Planning Authority on the 10th January 2025.

Revised covering letter titled 'APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 4 AND 34 ATTACHED TO PLANNING PERMISSION REF.

135544/FO/2022 - 466-472 MOSS LANE EAST', stamped as received by the City Council on the 29th January 2025.

'Planning Condition No.34 Response', stamped as received by the City Council as Local Planning Authority on the 10th January 2025.

'Site Plan - Existing', numbered 'L0XX-SBA-ZZ-ZZ.00-D-A-000010 REV P01', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

The above details were considered to be acceptable and condition 34 attached to the parent application (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

Reason - In the interest of managing the impact of the development pursuant to policy DM1 of the Manchester Core Strategy.

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

Date: 30 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.