

Trinity Court - 142330/FO/2025 – Draft Decision Notice

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

- 9028 (01) 101 Revision P2: Site Plan as Existing
- 9028 (01) 102 Revision P2: Cladding Replacement Existing Typical Floor Plan – Type 01 Floor Levels 01, 03, 05 & 07
- 9028 (01) 103 Revision P2: Cladding Replacement Existing Typical Floor Plan – Type 02 Floor Levels 02, 04, 06, 08 & 09
- 9028 (02) 101 Revision P2: Cladding Replacement North Elevation as Existing
- 9028 (02) 102 Revision P2: Cladding Replacement East Elevation as Existing
- 9028 (02) 103 Revision P2: Cladding Replacement South Elevation as Existing
- 9028 (02) 104 Revision P2: Cladding Replacement West Elevation as Existing
- 9028 (02) 105 Revision P3: Cladding Replacement North Elevation as Existing (Received 28/07/2025)
- 9028 (02) 106 Revision P1: Cladding Replacement Elevation to South Wall of Stairwall as Existing (Received 28/07/2025)
- 9028 (04) 020 Revision P2: Small Balcony as Existing Detail
- 9028 (04) 020 Revision P2: Small Balcony as Existing Detail
- 9028 (04) 021 Revision P2: Large Balcony as Existing Detail
- 9028 (05) 102 Revision P2: Cladding Replacement Proposed Typical Floor Plan – Type 01 Floor Levels 01, 03, 05 & 07
- 9028 (05) 103 Revision P2: Cladding Replacement Proposed Typical Floor Plan – Type 02 Floor Levels 02, 04, 06, 08 & 09
- 9028 (05) 201 Revision P3: Cladding Replacement Proposed Ground Floor Reflected Soffit Plan (Received 02/07/2025)
- 9028 (05) 202 Revision P2: Cladding Replacement Proposed Typical Reflected Soffit Plan – Type 01 Levels 01, 02, 03 & 04
- 9028 (05) 203 Revision P2: Cladding Replacement Proposed Typical Reflected Soffit Plan – Type 02 Levels 05, 06, 07, 08 & 09
- 9028 (06) 101 Revision P2: Cladding Replacement North Elevation as Proposed
- 9028 (06) 102 Revision P2: Cladding Replacement East Elevation as Proposed
- 9028 (06) 103 Revision P2: Cladding Replacement South Elevation as Proposed
- 9028 (06) 104 Revision P2: Cladding Replacement West Elevation as Proposed
- 9028 (06) 105 Revision P3: Cladding replacement North Elevation as Proposed (Received 28/07/2025)

- 9028 (06) 106 Revision P1: Cladding Replacement Elevation to South Wall of Stairwall as Proposed (Received 28/07/2025)
- 9028 (08) 001 Revision T1: Wall Type 1 As Proposed Typical Wall Build Up (Received 06/03/2025)
- 9028 (08) 004 Revision T1: Wall Type – Option 2 as Proposed Typical Wall Build up / Window Jamb Detail (Received 06/03/2025)
- 9028 (08) 008 Revision T1: Wall Type 3 & 4 as Proposed Typical Wall Build Up (Received 06/03/2025)
- 9028 (08) 020 Revision P2: Small Balcony as Proposed Detail
- 9028 (08) 021 Revision P2: Large Balcony as Proposed Detail
- 9028 (08) 022 Revision P2: Cladding Replacement as Proposed Walkway Balustrade Detail
- 9028 (08) 023 Revision P2: Cladding Replacement Typical Apartment Door Detail as Proposed
- Alideck Senior Balcony Flat Board Product Specification (Received 06/03/2025)
- Multideck 80-V2 Product Specification (Received 06/03/2025)
- Rockpanel Product Data Sheet Rockpanel Premium Product Specification (Received 06/03/2025)
- Triflex ProFloor Quartz Design Product Specification (Received 06/03/2025)
- Supalux Product Specification (Received 01/07/2025)
- Façade Sound Insulation Assessment (Prepared by Philip Dunbavin Acoustics; Report Reference No.J004660-7411-JW-01; Dated November 2023; Received 06/03/2025)
- Fire Statement (Prepared by Design Fire Consultants; Reference No.FS 001.0; Dated 24/02/2025; Received 06/03/2025)
- Material Sample - Wall Type 1 / 1a – Terca Berkshire Red (Received 02/06/2025)
- Material Sample - Wall Type 3 – Rockpanel – 7036 Dark grey sample (Received 02/06/2025)
- Material Sample - Wall Type 4 – Rockpanel – Light grey sample (Received 02/06/2025)
- Material Sample - Balcony Balustrade – Rockpanel – light brown sample (Received 02/06/2025)

All stamped as received by the City Council as Local Planning Authority on 27/06/2025, unless specified otherwise.

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

3. Prior to the commencement of the development hereby approved, a detailed demolition and construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;
 - o Communication strategy with residents and businesses
 - o Display of an emergency contact number;

- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

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

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

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4. Prior to the commencement of the development a sample panel of the aluminium treatment to the property's external walkways and balconies hereby approved, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

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.

5. a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

6. a) The development hereby approved shall be implemented and acoustically insulated in accordance with submitted the Façade Sound Insulation Assessment (Prepared by Philip Dunbavin Acoustics; Report Reference No.J004660-7411-JW-01; Dated November 2023; Received 06/03/2025).

b) Upon completion of the development, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to validate the works undertaken conform to the recommendations and requirements contained within the approved insulation assessment. The verification report should contain details of post completion testing to confirm that the approved internal noise criteria has been met. Any instances of non-conformity with the recommendations contained within the report shall be detailed, along with any measures required to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

- ~~7. a) Prior to their reinstallation, exact details of where the 3no wall mounted air conditioning, as shown on drawing no.9028-(06)-105 Revision 2 (Received 06/03/2025), that are to be removed as part of the works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The air conditioning units shall then be installed in accordance with the approved details.~~

~~b) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.~~

c) Prior to the operation of the air conditioning units, a 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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason – To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

HSE informative - It is recommended that the applicant continue to liaise with the local Fire and Rescue Service to ensure that the proposals do not conflict with local Fire Service operating procedures and do not inhibit fire service access arrangements.