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

Vita Meadow Limited
C/o Agent

Agent (if used)

Kelly McCann
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Erection of part 12, part 33 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B).

Location: Plot 9B First Street, Manchester

Date of application: 10 January 2025

Application number: 141786/FO/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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

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:

(a) Dwgs VS9B-TGA-G100-PL-XX-95020-P02 EXISTING SITE LOCATION PLAN, VS9B-TGA-G100-PL-XX-95021-P02 PROPOSED SITE PLAN ;

(b) Dwgs VS9B-TGA-G100-PL-00-95022 P01 PROPOSED (CONSTRUCTION COMPOUND) and VS9B-TGA-G200-EL-ZZ-95062 P01 CONSTRUCTION COMPOUND CONTEXT ELEVATIONS;

(c) Dwgs VS9B-TGA-G200-EL-ZZ-95053-P02 ELEVATION - WEST, VS9B-TGA-G200-EL-ZZ-95052-P02 ELEVATION - SOUTH, VS9B-TGA-G200-EL-ZZ-95051-P02 ELEVATION - EAST, VS9B-TGA-G200-EL-ZZ-95050-P02 ELEVATION - NORTH, VS9B-TGA-G200-PL-00-95030-P02 LEVEL 00 PLAN, VS9B-TGA-G200-PL-01-95031-P02 LEVEL 01 PLAN, VS9B-TGA-G200-PL-02-95032-P02 LEVEL 02-03 PLAN, VS9B-TGA-G200-PL-04-95033-P01 LEVEL 04-11 PLAN, VS9B-TGA-G200-PL-12-95034-P02 LEVEL 12 PLAN, VS9B-TGA-G200-PL-13-95035-P02 LEVEL 13-31 PLAN, VS9B-TGA-G200-PL-32-95036-P02 LEVEL 32 PLAN, VS9B-TGA-G200-PL-33-95037-P02 LEVEL 33 PLAN, VS9B-TGA-G200-SE-ZZ-95040-P02 SECTION AA, VS9B-TGA-G200-SE-ZZ-95041-P02 SECTION BB, VS9B-TGA-G251-DE-XX-95210-P01 TYPICAL BAY STUDY - AMENITY - SOUTH ELEVATION, VS9B-TGA-G251-DE-XX-95211-P01 TYPICAL BAY STUDY - AMENITY - SOUTH GABLE ELEVATION, VS9B-TGA-G251-DE-XX-95212-P01 TYPICAL BAY STUDY - MAIN ENTRANCE,VS9B-TGA-G251-DE-XX-95213-P01 TYPICAL BAY STUDY - AMENITY - STUDIO, VS9B-TGA-G251-DE-XX-95215-P01 TYPICAL BAY STUDY - BRICKWORK WEST ELEVATION, VS9B-TGA-G251-DE-XX-95216-P01 TYPICAL BAY STUDY - BRICKWORK CROWN, VS9B-TGA-G251-DE-XX-95217-P01 TYPICAL BAY STUDY - UNITISED TYPICAL, VS9B-TGA-G251-DE-XX-95218-P01 TYPICAL BAY STUDY - UNITISED CROWN LOWER, VS9B-TGA-G251-DE-XX-95219-P01 TYPICAL BAY STUDY - UNITISED CROWN UPPER, VS9B-TGA-G251-DE-ZZ-95214-P01 TYPICAL BAY STUDY - BACK OF HOUSE - STUDIO, VS9B-TGA-G200-EL-ZZ-95057-P02 CONTEXT ELEVATIONS - EAST, VS9B-TGA-G200-EL-ZZ-95055-P02 CONTEXT ELEVATIONS - NORTH,VS9B-TGA-G200-EL-ZZ-95061-P02 CONTEXT ELEVATIONS - WEST, VS9B-TGA-G200-EL-ZZ-95059-P02 CONTEXT ELEVATIONS - SOUTH;

(d) Dwgs Z19B-TPM-G710-PL-XX-4645 101 REV P7 LANDSCAPE LAYOUT, Z19B-TPM-G710-PL-XX-4645 201 REV P4 LANDSCAPE - PLANTING PLAN, and Z19B-TPM-G710-RP-XX-4645 502-REV P3 LANDSCAPE DESIGN STATEMENT

(e) Plot 9b First Street, Manchester Heritage Statement December 2024 by Deloitte stamped as received on 20-12-24;

(f) Vita Student - 9b CMP Addendum Note regarding Construction Compound by Renaker dated 28-02-24 stamped as received on 28-02-25

(g) Crime Impact Statement Version B 18-12-24 stamped as received on 20-12-24;

(h) Accommodation Schedule Page 114 of the PLOT 9B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT stamped as received on 20-12-24

(i) Section 4 of the PLOT 9B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT stamped as received on 20-12-24

(j) Waste & Servicing Strategy Plot 9b, First Street by SLR 12 December 2024 Revision: 03 stamped as received on 20-12-24

(k) Fire Statement - FS 001.2 Project: VITA Student, Plot 9b First Street by Design Fire Consultants stamped as received on 20-012-24

(l) Flood Risk Assessment and Outline Drainage Strategy Plot 9b by Roc stamped as received on 20-12-24;

(m) First St Plot 9B Manchester Ventilation Statement Ref: VS9B-FUT-G590-RP-XX-002 by Futureserv stamped as received on 20-12-24;

(n)Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment by Landmark Information Group Ltd stamped as received on 20-12-24;

(o)VITA MEADOWS LTD PLOT 9B, FIRST STREET, MANCHESTER PRELIMINARY ECOLOGICAL APPRAISAL AND BIODIVERSITY NET GAIN REPORT by Penny Anderson Associates Ltd stamped as received on 20-12-24;

(p) BNG CALCULATIONS MATRIX stamped as received on 20-12-24;

(q) Broadband Connectivity Assessment Vita Meadow Ltd Plot 9B, First Street July 2024 by Pager Power stamped as received on 20-12-24;

(r) Phase 1 Desktop Study, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-P1-101, Dated: 29 November 2024 (issue P02) stamped as received on 20-12-24; Phase 2 Site Investigation, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-P2101, Dated: 31 January 2025 (issue P05) stamped as received on 04-03-25;; and Phase 3a Site Remediation Strategy, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-RS101, Dated: 31 October 2024 (issue P03) stamped as received on 04-03-25;

(s) Terrestrial Television Baseline Survey Report Plot 9B, First Street Vita Meadow Ltd Oct 24 by Pager Power stamped as received on 20-12-24;

(t) Desk-Based Satellite Television Interference Assessment Plot 9B, First Street Vita Meadow Ltd March 2025 by Pager Power stamped as received on 20-03-25;

(u) Framework Travel Plan Plot 9b by SLR stamped as received on 20-12-24;

(v) Piling Risk Assessment. Plot 9B First Street. Manchester. Prepared by RoC Consulting. Report Ref: Z19B-ROC-A180-RP-XX-PRA01. Rev P02.Date 29th November 2024;

(w) Flood Risk Assessment & Outline Drainage Strategy. Plot 9B First Street. Manchester. Prepared by RoC Consulting. Report Ref: Z19B-ROC-A180- RP-XX-FRA001. Date: 29th November 2024;

(x) Chapter 8 of the Environmental Statement (Noise and Vibration) stamped as received 20-12-24 and the supporting Acoustics, Ventilation & Overheating Report Reference: Z19B-FAC-A180-Rp-XX-003 P02 March 2025 by Fisher Acoustics stamped as received on 07-03-25;

(y) Transport Statement Plot 9b, First Street Vita Meadow Limited by 12 December 2024 Revision: 02 stamped as received on 20-12-24;

(z) Recommendations and measures within the First St Plot 9B, Manchester Energy Statement by Futureserv stamped as received on 20-12-24;

(aa) Recommendations and measures within the FIRST STREET, MANCHESTER ENVIRONMENTAL STANDARDS STATEMENT DECEMBER 2024 REF: 2024.118 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24;

(bb) Recommendations and measures within the FIRST STREET, MANCHESTER MAT01 LIFE CYCLE ASSESSMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24;

(cc) Recommendations and measures within the FIRST STREET, MANCHESTER CIRCULAR ECONOMY STATEMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY - stamped as received on 20-12-24;

(dd) PBSA Development, Plot 9B First Street, Manchester The Solar Glare Impact of the Proposed Development on Highway Infrastructure by Proximity stamped as received on 20-12-24;

(ee) Technical Aerodrome Safeguarding Assessment Plot 9B, First Street Vita Meadow Ltd October 2024 by Pager Power stamped as received on 20-12-24;

(ff) PLOTS 6 & 7, FIRST STREET SOUTH, MANCHESTER, M15 4FN AN HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT LOCAL PLANNING AUTHORITY: MANCHESTER CITY COUNCIL PLANNING REF: PRE-PLANNING PCA REPORT NO: 12329 by PCA stamped as received on 20-12-24;

(gg) Gym Noise Impact Assessment March 2025 Report Reference: Z19B-FAC-A180-Rp-XX-004 P03 by Fisher Acoustics stamped as received on 0720-03-25;

(hh) ES Volume 1 Main Text:
1. Introduction 2. EIA Methodology 3. Alternatives and Design Evolution 4. Site, Surroundings and Description of Proposals 5. Construction Phasing and Methodology , 6. Townscape and Visual Impact 7.Air Quality, 8. Noise and Vibration. 9 Daylight, Sunlight and Overshadowing 10. Wind Microclimate 11.Climate Change, 12. Human Health, 13. Socio-Economics, 14.Summary of Residual Impacts and 15. Type 1 Cumulative Effects

(ii) ES Volume 2 List of Appendices
Introduction Appendix 1.1 - Cumulative Schemes; EIA Methodology Appendix 2.1.
EIA Scoping Report Appendix 2.2.
EIA Scoping Response (dated) Construction Programme Management - Programme Methodology
Appendix 5.1 - Site Logistics plan Townscape and Visual Impact
Appendix 6.1 Townscape Effects Table;
Appendix 6.2 Visual Effects Table;
Appendix 6.3 TVIA CGI and Wireframe Views (Views 1-13)
Appendix 6.4 TVIA Wireframe Views (Views 13-16)
Appendix 6.5 Figures
Appendix 6.6 Methodology Air Quality
Appendix 7.1 - Air Quality Technical Appendix Noise and Vibration

Appendix 8.1 - Environmental Noise Study Daylight / Sunlight / Overshadowing
Appendix 9.1. Summary of BRE Guidance for methodology and setting alternative targets
Appendix 9.2: Baseline Massing Images (Scenario 1) and Proposed Massing Images (Scenario 2)
Appendix 9.3: Technical Analysis Results for Scenario 1 and 2
Appendix 9.4. Cumulative Condition Massing Images (Scenario 3)
Appendix 9.5. Technical Analysis Results for Scenario 3 Wind Microclimate A
Appendix 10.1: Wind Microclimate Technical Report Climate Change and Plot 9B, Manchester: Wind Microclimate Note stamped as received on 19-03-25 by arcaero
Appendix 11.1 - Stage 2 Embodied Carbon Assessment
Appendix 11.2 - Energy Statement

(jj) ES Volume 3 -Non Technical Summary

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

*hand sized samples and specifications of all materials to be used on all external elevations;
*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
*a programme for the production of the full sized sample panels and strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Monitoring and Mitigation as set out in the Plot 9B, First Street
Environmental Statement (Chapter 11) December 2024 stamped as received on 10-01-25; FIRST STREET, MANCHESTER
MAT01 LIFE CYCLE ASSESSMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY stamped as received on 20-12-24 and FIRST STREET, MANCHESTER CIRCULAR ECONOMY STATEMENT DECEMBER 2024 by ELEMENT SUSTAINABILITY - stamped as received on 20-12-24

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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) a) Site remediation shall be implemented in accordance with the following:

Phase 1 Desktop Study, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-P1-101, Dated: 29 November 2024 (issue P02) stamped as received on 20-12-24; Phase 2 Site Investigation, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-P2101, Dated: 31 January 2025 (issue P05) stamped as received on 04-03-25;; and Phase 3a Site Remediation Strategy, Plot 9B First Street, RoC, Reference: Z19B-ROC-A180-RP-XX-RS101, Dated: 31 October 2024 (issue P03) stamped as received on 04-03-25

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report along with detailed design of gas protection measures shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the scheme.

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

5) 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 after development commences, then development in the affected area shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

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

6) No development other than demolition shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt should include;

*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;

*Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
*Parking of construction vehicles and staff;
* Sheeting over of construction vehicles;and

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

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) During the construction of the approved development the construction compound shall be managed and operated in accordance with the CMP Addendum Note regarding Construction Compound by Renaker dated 28-02-24 stamped as received on 28-02-25

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) Notwithstanding the documents detailed in condition 2, prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in Dwgs Z19B-TPM-G710-PL-XX-4645 201 REV P3 LANDSCAPE - PLANTING PLAN, Z19B-TPM-G710-RP-XX-4645 502-REV P2 Z19B-TPM-G710-RP-XX-4645 502-REV P2 and Z19B-TPM-G710-RP-XX-4645 502-REV P2 LANDSCAPE DESIGN STATEMENT shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(e) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and

(f) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.

The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

All of the above shall be fully implemented prior to occupation of the development

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

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

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

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

10) Notwithstanding the details as set out within condition 2 (w) no development shall take place until a scheme for the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any

subsequent replacements and national standards and details has been submitted to and approved in writing by the Local Planning Authority. This shall include:

Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.

A finalised drainage layout showing all components, outfalls, levels and connectivity.

An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

Where a combined sewer diversion or abandonment is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.

A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

Construction details of flow control and SuDS elements.

A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the building and tank.
The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

The approved details shall be implemented as part of the development.

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 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:

(a) Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 10

(b)Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

(c) 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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) The development shall be implemented in accordance with the recommendations and acoustic mitigation / management measures as set out within the Gym Noise Impact Assessment March 2025 Report Reference: Z19B-FAC-A180-Rp-XX-004 P03 by Fisher Acoustics stamped as received on 0720-03-25

The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use

Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the PBSA residential accommodation above and any adjacent residential accommodation, arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

13) The PBSA accommodation hereby approved shall be operated in accordance with the Vita Student Operational Management Plan stamped as received on 26-02-25

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester

Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

14) Notwithstanding the details within the Chapter 8 of the Environmental Statement (Noise and Vibration) stamped as received 20-12-25 and the supporting Acoustics, Ventilation & Overheating Report Reference: Z19B-FAC-A180-Rp-XX-003 P02 March 2025 by Fisher Acoustics stamped as received on 07-03-25

(a) Prior to commencement of above ground works a final scheme for acoustically insulating and mechanically ventilating the PBSA accommodation against local road traffic network, any local commercial/industrial premises and any service risers /lift shafts; details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved noise insulation scheme shall be completed before the occupation of the residential accommodation hereby approved.

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

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

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

For vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

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

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

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, and to reduce the potential for overheating pursuant to policies SP1, H1 and DM1 of the Core Strategy.

15) The development hereby approved shall be carried out in accordance with the Waste & Servicing Strategy Plot 9b, First Street by SLR

12 December 2024 Revision: 03 stamped as received on 20-12-25

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

The approved details shall be implemented and remain in place for as long as the PBSA is in use.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

16) The development shall be implemented in accordance with the Piling Risk Assessment. Plot 9B First Street. Manchester. Prepared by RoC Consulting. Report Ref: Z19B-ROC-A180-RP-XX-PRA01. Rev P02.Date 29th November 2024 stamped as received on 20-12-24

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 Core Strategy policy EN14 and EN17.

17) a) At periodic intervals as agreed with the Work and Skills Team prior to commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The document shall be implemented as part of the construction of the development and will be reviewed periodically

The Report will confirm the following:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

18) (a) Prior to occupation a scheme for the acoustic insulation of any plant including internal, externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment.

(b) The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the approved use is operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

19) The development hereby approved shall be carried out in accordance with the targets set out within the First St Plot 9B, Manchester
Energy Statement by Futureserv and FIRST STREET, MANCHESTER ENVIRONMENTAL STANDARDS STATEMENT DECEMBER 2024 REF: 2024.118 by ELEMENT SUSTAINABILITY both stamped as received on 20-12-24

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

20) Prior to implementation of any proposed lighting scheme (including external areas) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

21) The development hereby approved shall be carried out in accordance with the Framework Travel Plan Plot 9b by SLR stamped as received on 20-12-24

In this condition a travel plan means a document that includes the following:

i) the measures proposed to be taken to reduce dependency on the private car by building occupiers;
ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) and thereafter from time to time;
iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
iv) measures for the delivery of specified travel plan services;
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;
vi) measures to identify and promote walking routes connecting First Street, The Civic Quarter, ID Manchester and the Corridor and the City Centre; and
vii) details of cycle parking within the public realm

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

22) Notwithstanding the Terrestrial Television Baseline Survey Report Plot 9B, First Street Vita Meadow Ltd Oct 24 by Pager Power stamped as received on 20-12-24 and Desk-Based Satellite Television Interference Assessment Plot 9B, First Street Vita Meadow Ltd March 2025 by Pager Power stamped as received on 19-03-25 if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

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

The approved details shall be implemented and remain in place for as long as the unit is in use.

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

24) No infiltration of surface water drainage into the ground on land affected by contamination is 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 controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to

soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

25) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

26) The window(s) at ground level, fronting onto Newcastle Street , Hulme Street and Medlock Street and from the reception area fronting the route to the service yard shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

27) If any external 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 Core Strategy

28) Notwithstanding the details contained within condition 2 above prior to the first occupation of the PBSA a scheme of highway works and footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and

shall be implemented and be in place prior to the first occupation of the PBSA accommodation and thereafter retained and maintained in situ.

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

29) The development shall be carried out in accordance with sections 4, 5 and 6 of the Crime Impact Statement Version B 18-12-24 stamped as received on 20-12-24;

The development shall only be carried out in accordance with these approved details and within 12 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design accreditation

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

30) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwg VS9B-TGA-G200-PL-00-95030-P02 shall open outwards onto adjacent public highway.

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

31) The 146 cycles parking spaces in the ground floor cycle store and 12 for visitors in the public realm shall be fully implemented as shown in dwg VS9B-TGA-G200-PL-00-95030-P02 along with the 'Free to Hire; scheme as detailed within Framework Travel Plan Plot 9b by SLR stamped as received on 20-12-24

The development shall not be occupied unless and until the above cycle parking spaces and 'Free to Hire' scheme are in place

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

32) a)The development shall be implemented in accordance with the recommendations within the Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment by Landmark Information Group Ltd stamped as received on 20-12-24;

b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

c) If, at any time during development, high risk UXO not previously identified is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with,

and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

33) Prior to the first use 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 (2012).

34) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 17. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

35) Prior to the first occupation of the PBSA development hereby approved details of the siting, scale and appearance of the PV's to the building hereby approved should be submitted to the Local Planning Authority for approval. The approved details shall then be implemented prior to the first occupation of the development hereby approved and retained and maintained in situ.

Reason - In the interest of ensuring the PV's are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

36) The proposed gym use hereby approved as shown in dwg VS9B-TGA-G200-PL-00-95030-P02 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

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

37) Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved scheme shall be implemented in full before use of the use first commences.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

38) In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances,the development shall be implemented in accordance with the Fire Safety Measures set out in the Fire Statement - FS 001.2 Project: VITA Student, Plot 9b First Street by Design Fire Consultants stamped as received on 20-012-24

Reason

To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

39) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

40) Air quality mitigation shall be implemented in accordance with Chapter 7 of the Plot 9b First Street Environmental Statement
December 2024 by Deloitte's stamped as received on 10-03-25, ES VOL 2 APPENDIX 7.1 - AIR QUALITY TECHNICAL APPENDIX stamped as received on 20-12-24 and Plot 9b First Street Manchester Costs of Mitigation Technical design note by Stantec dated 06-03-25

During the build phase of the development the specific construction mitigation measures listed in ES Chapter shall be implemented through the CEMP. Prior to commencement of development verification, of the mitigation measures that have been implemented shall be submitted to and agreed in writing by the City Council as local planning authority and shall remain in situ whilst the development is under construction'

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

41) Prior to commencement of above ground works final details of the Wind Mitigation scheme set out within Chapter 10 (Wind Mitigation) of the Environmental Statement - Volume 1, December 2024 stamped as received on 10-01-25 and confirmation from a suitably qualified Wind Consultant that this would be adequate, shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the development commencing and and thereafter retained and maintained in situ.

Reason - In the interest of creating a suitable and safe environment for residents and in the interests of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

42) The proposed amenity spaces hereby approved as shown in dwgs VS9B-TGA-G200-PL-00-95030-P02 and VS9B-TGA-G200-PL-01-95031-P02 stamped as received on 20-12-24 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

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

43) Accessible rooms shall be carried out in accordance with the PLOT 9B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT stamped as received on 20-12-24

The approved details shall be implemented and be in place prior to the first use of the and thereafter retained and maintained in situ.

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

44) The student accommodation element of the development hereby approved shall be used as purpose built student accommodation (PBSA) (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels, non term time use by students (unless under the provisions of their individual PBSA tenancy) 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

45) Notwithstanding the Vita Student Operational Management Plan stamped as received on 26-02-25 prior to first occupation of the building final details of the Student Move in and Move Out Strategy shall be submitted to and approve by the City Council as Local Planning Authority.

The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

46) The permission hereby granted in respect of the construction compound as shown in Dwgs VS9B-TGA-G100-PL-00-95022 P01 PROPOSED (CONSTRUCTION

COMPOUND) and VS9B-TGA-G200-EL-ZZ-95062 P01 CONSTRUCTION COMPOUND CONTEXT ELEVATIONS is for a limited period expiring on 10th July 2028 and the use comprising the development for which permission is hereby temporarily granted is required to be discontinued on the date of expiry. The site shall be made good within one month of the temporary permission expiring.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC1 and DM1.

47) Prior to commencement of development details of protection of the crack willow trees adjacent to the construction compound site to enable its continued support for roosting bats shall be submitted and approved in writing by the City Council as Local Planning Authority.

Reason: Potential impacts on the tree has the potential to cause harm to bats as identified in the VITA MEADOWS LTD PLOT 9B, FIRST STREET, MANCHESTER PRELIMINARY ECOLOGICAL APPRAISAL AND BIODIVERSITY NET GAIN REPORT by Penny Anderson Associates Ltd stamped as received on 20-12-24 and in the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

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:
http://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.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'.

Water Main

A water main is located in the vicinity of the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website:
https://www.unitedutilities.com/builders-developers/your-development/planning/buildingover-or-working-near-our-assets/working-near-our-pipes/ . The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.
Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to

conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: http://iaqm.co.uk/guidance

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

INNS Management: It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as wall cotoneaster are included within this schedule. If any wall cotoneaster will be transported off site as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

Generator: The routine maintenance and servicing of any emergency generator shall be confined to Monday to Friday 08:00 to 18:00 hours.

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Details of how the demolition and construction process will control of noise and vibration shall be agreed with MCC Environmental Protection Officers as a minimum, they will require details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the nosier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established).

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please
register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered
to.

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Manchester Airport, or not attach conditions which Manchester Airport has advised, it shall notify Manchester Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

Date: 18 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 of 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 his 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026