

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143336/NMC/2025

Date registered valid: 1 July 2025

Proposal: Non-material amendment to Planning Permission ref.141940/JO/2025 to enable phasing of the Main Works and vary the wording of Conditions 6c (Supplementary Ground Investigation Report), 6d (Remediation Strategy and Verification Report), 9 (Landscaping and Public Realm), 13 (Surface Water Drainage), 34 (Highway Works and Public Realm), 35 (Crime Impact Statement), 36 (Commercial Units), 37 (Exits), 40 (UXO), 47 (Invasive Non-native Species Protocol), 48 (Use of Space (Gym)), 49 (Main Works Contract) and 50 (Temporary Landscaping Scheme) and the removal of Condition 46 (Public Realm Lighting) due to duplication

Address: Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ

Ward(s): Deansgate Ward

Applicant: Bruntwood SciTech Ltd

Agent (if any): Miss Jemma Brabrook Deloitte LLP

Case officer: Angela
Tel: 0161 234 Leckie
Email: angela.leckie@manchester.gov.uk 4651

Recommendation: Approve

Date of recommendation: 17-07-25

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a 0.26 hectare Site bounded by St Mary's Parsonage to the south, the adjoining Cardinal House to the east, Trinity Bridge and Albert Bridge House to the west, and the River Irwell to the north. The site lies within the part of the City Centre covered by the St Mary's Parsonage SRF which envisages delivery of an area based commercially led mixed use neighbourhood. It lies within the Albert Bridge Zone (Zone 2) characterised by large scale outdated commercial buildings that are bordered by Bridge Street, St Mary's Parsonage and the River Irwell.

The Site currently comprises a part 12 (ground +11), part 4 storey (ground +3) office building, which has a T-shaped footprint with its main entrance set back from the street edge of St Mary's Parsonage. The 12 storey part of the building abuts the River Irwell on its north western edge and back of house servicing access is provided off St Mary's Parsonage along the Site's south western edge. The northern block has a basement level.

Immediately adjacent to the service access route, to the west of the Site is the access to the pedestrian footbridge (Trinity Bridge), which provides a key connection between Salford and Manchester City Centre. The existing footbridge access off St Mary's Parsonage is positioned between the Albert Bridge House car park and the Alberton House service road.

The surrounding area has a mixed urban form. Here late-Victorian warehouses are found alongside early 20th century commercial buildings (Kendals and Arkwright House). These are focused around the central green space known as 'Parsonage Gardens'. To either side of the site are the adjoining Cardinal House (8 storeys) and Albert Bridge House (18 storeys) part of a complex of by mid-to-late 20th century government and office buildings. Cardinal House was constructed as a 'sister' building to Alberton House, comprises 8-storeys and is of a similar architectural form.

The land to the west of the site is characterised which include Albert Bridge House. To the north of the river is The Lowry hotel development and modern high-rise apartment buildings which, signal a changing character of the riverside partially influenced by Salford MBC's New Bailey Masterplan.

To the south is Spinningfields, a commercial district and important financial centre as well as a popular destination for entertainment, culture and shopping, all the product of a successful and major regeneration strategy delivered over the last 20 years.

The Site benefits from close proximity to a range of amenities including: shops, bars and restaurants, offices.

The closest residential properties are at Century Buildings on St Mary's Parsonage and Bridge Apartments on the opposite side of the River in Salford.

The Site is not within a Conservation Area but is located adjacent to the western boundary of the Parsonage Gardens Conservation Area, and the northern boundary of the Deansgate/Peter Street Conservation Area. 3 St Mary's Parsonage, 31-33 King Street West, Arkwright House, National Buildings and the Masonic Temple which are all Grade II Listed lie adjacent to the site.

Within Zone 2 of the SRF, the Site is identified as a re-development opportunity within the SRF with capacity to successfully accommodate taller buildings whilst delivering improved permeability and enhanced public realm.

The Site is close to all forms of public transport with Metrolink stops at Exchange Square and St Peters Square and a train stations at Salford Central and Victoria within 10 minutes walking distance. There are several bus stops near the Site on Bridge Street/ John Dalton Street and Deansgate. The majority of the Site, is located in Flood Zone 1 and this portion of the Site is therefore of a low risk of flooding. The north western boundary of the Site is located within Flood Zone 3 as a result of the River Irwell forming this boundary. This part of the Site is within an area with a high probability of flooding.

Within the surrounding area consent has recently been granted (application ref no 129251/FO/2021 and 129252/LO/2021) for internal and external alterations to Kendal Milne building (98-116 Deansgate) as part of proposals for change of use and three storey rooftop extension to form 9 floors of offices and commercial uses at ground, lower ground and basement levels. This site also lies within the St Mary's Parsonage SRF and is the 1st development approved as part of the delivery of its objectives.

Description of development

Consent was granted in 2023 under application ref no 134287/FO/2022 for the Demolition of existing building and erection of a 19 storey (ground including mezzanine, plus 18) building above basement level to form a mixed use office development with ancillary office amenity including gym for use by office occupiers, (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/ or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works.

Subsequently the Applicant is now seeking to make a Variation of Condition application to the above application to enable minor material amendments to the approval which would allow the development to be brought forward in a phased basis. The proposed amendments to facilitate a phased delivery of the proposals are fundamental to enabling the Applicant to carry out an early works demolition package, which will ultimately expedite the ability to deliver the scheme within the current challenging development market by carrying out some of the site preparation works required for the Main Development to commence (Application ref no 141940/JO/2025).

Thus, an Early Phase of enabling works would result in demolition of the existing buildings, and the creation of a development platform. This will help to de-risk and accelerate delivery of the approved development and the intention would be for those works to commence in a 12-month period.

In the event that the market conditions do not improve to support the delivery of the scheme, then there is a commitment to submitting a temporary landscaping scheme on the site after 12 months for approval and implementing that scheme within 3 months and maintaining its appearance thereafter, which will result in a material enhancement to the appearance in the short term, in any case.

The above S73 permission effectively enabled the decoupling of demolition and enabling works, from construction. The application includes land was owned by Salford City Council. At that stage, the applicants engaged with the landowner as part of pre-application consultation to agree the principle of delivering an enhancement to the public realm in association with the proposed scheme. Since the grant of planning permission, they have been informed that the land is subject to restrictive covenants and that rights over the land and the restrictions remain at this time which would preclude delivery of parts of the approved landscaping scheme at this time.

In view of this and to facilitate delivery of the main building, design changes are now proposed to facilitate the splitting of the Main phase into 2 further phases which would allow the landscaping delivery to be phased as follows:

Phase A: Alberton House plus landscaping along Parsonage; and

Phase B: Landscaping between Parsonage and Trinity Bridge.

Amend the landscaping scheme would comprise removal of the stepped block seating and provide a level access secondary entrance on the southern elevation and amend the internal GF layout to create a level access from the Trinity Bridge approach.

There are no proposed changes to (1) Early Works phase.

Changes to the conditions as listed above are necessitated by the above amendments and to remedy some drafting errors in the previous approval (conditions 46 and 48).

Consultations & Notification Responses

None

Issues

Principle of the proposed amendments.

The proposed amendments have been discussed with officers and appropriate amendments made prior to submission.

The proposed amendments relate to changes resulting from the applicant being informed by Salford City Council that, that the land along the southern elevation of the building, between Parsonage and Trinity Bridge, (owned by Salford City Council) is subject to restrictive covenants and that rights over the land and the restrictions remain at the time of writing. To facilitate delivery of the main building, the ground floor has been redesigned to remove the stepped seating on the southern edge of the building and reconfigure the secondary access (and associated internal layout) to create a level access from the Trinity Bridge approach. It is also proposed to introduce two phases of development to the Main Works phase (Phase A: Alberton House plus landscaping along Parsonage and Phase B: Landscaping between Parsonage and Trinity Bridge) to allow the landscaping delivery to be phased and for discussions about delivery of the approved landscaping Phase B to continue. Notwithstanding that Phase B may be delayed the Phase A works would continued to deliver a satisfactory stand alone development in the interim.

In addition to the conditions as listed in the application condition 2 is also amended to reflect the proposed changes and condition 46 is not removed but amended as this was duplicated due to a drafting error and should be related to tree protection works.

The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development. The changes are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

Article 35 Declaration

Condition(s) to be attached to decision for approval

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The proposed amendments relate to changes resulting from the applicant being informed by Salford City Council that, that the land along the southern elevation of the building, between Parsonage and Trinity Bridge, (owned by Salford City Council) is subject to restrictive covenants and that rights over the land and the restrictions remain at the time of writing. To facilitate delivery of the main building, the ground floor has been redesigned to remove the stepped seating on the southern edge of the building and reconfigure the secondary access (and associated internal layout) to create a level access from the Trinity Bridge approach. It is also proposed to introduce two phases of development to the Main Works phase (Phase A: Alberton House plus landscaping along Parsonage and Phase B: Landscaping between Parsonage and Trinity Bridge) to allow the landscaping delivery to be phased and for discussions about delivery of the approved landscaping Phase B to continue. Notwithstanding that Phase B may be delayed the Phase A works would continued to deliver a satisfactory stand alone development in the interim.

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

(a) Site Location Plan ALBH-EPR-ZZ-XX-TP-A-01- 0111 Rev 02, ALBH-EPR-ZZ-XX-TP-A-01-0112 Rev 02, ALBH-EPR-ZZ-XX-TP-A-01- 0121 Rev 02, ALBH-EPR-ZZ-XX-TP-A-01- 0122 Rev 02 and ALBH-EPR-ZZ-XX-TP-A-01- 0123 Rev 02;

(b) Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTIONS, Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024, ALBH-CUR-00-00-DR-S-26-0200 P01 DEMO GI AREA PLAN (EARLY WORKS AND MAINS WORKS PHASING) and Main Works Phasing Plan - Drawing Ref. 11343-EPR-ZZ-XX-TP-A-01-0123 P01.

(b) Dwgs ALBH-EPR-ZZ-B1-TP-A-02- 0220 Rev 03, ALBH-EPR-ZZ-GF-TP-A-02- 0221 Rev 03, ALBH-EPR-ZZ-01-TP-A-02- 0222 Rev 03, ALBH-EPR-ZZ-02-TP-A-02- 0223 Rev 03, ALBH-EPR-ZZ-03-TP-A-02- 0224 Rev 03, ALBH-EPR-ZZ-04-TP-A-02- 0225 Rev 03, ALBH-EPR-ZZ-05-TP-A-02- 0226 Rev 03, ALBH-EPR-ZZ-06-TP-A-02- 0227 Rev 03, ALBH-EPR-ZZ-07-TP-A-02- 0228 Rev 03, ALBH-EPR-ZZ-08-TP-A-02- 0229 Rev 03, ALBH-EPR-ZZ-09-TP-A-02- 0230 Rev 03, ALBH-EPR-ZZ-10-TP-A-02- 0231 Rev 03, ALBH-EPR-ZZ-11-TP-A-02- 0232 Rev 03, ALBH-EPR-ZZ-12-TP-A-02- 0233 Rev 03, ALBH-EPR-ZZ-EA-TP-A-04- 0420 Rev 03, ALBH-EPR-ZZ-NO-TP-A-04- 0421 Rev 03, ALBH-EPR-ZZ-SO-TP-A-04- 0422 Rev 03, ALBH-EPR-ZZ-WE-TP-A-04- 0423 Rev 03, , ALBH-EPR-ZZ-XX-TP-A-05- 0520 Rev 03, ALBH-EPR-ZZ-XX-TP-A-05- 0521 Rev 03, ALBH-EPR-ZZ-XX-TP-A-05- 0522 Rev 03, ALBH-EPR-ZZ-XX-DR-A-41-4195 Rev PO1,ALBR-EPR-ZZ-XX-DR-A-41 4193 Rev PO1 and ALBR -EPR-ZZ-XX-DR-A-414194 Rev PO1;

(c) Dwgs ALBH-EPR-ZZ-B1-TP-A-02- 0240 Rev 02, 11343-EPR-ZZ-GF-TP-A-02-0241 P02, ALBH-EPR-ZZ-M1-TP-A-02- 0242 Rev 02, ALBH-EPR-ZZ-01-TP-A-02- 0243 Rev 02, ALBH-EPR-ZZ-02-TP-A-02- 0244 Rev 02, ALBH-EPR-ZZ-03-TP-A-02- 0245 Rev 02, ALBH-EPR-ZZ-04-TP-A-02- 0246 Rev 02, ALBH-EPR-ZZ-05-TP-A-02- 0247 Rev 02, ALBH-EPR-ZZ-06-TP-A-02- 0248 Rev 02, ALBH-EPR-ZZ-07-TP-A-02- 0249 Rev 02, ALBH-EPR-ZZ-EA-TP-A-04- 0400 Rev 02, ALBH-EPR-ZZ-NO-TP-A-04- 0401 Rev 02, ALBH-EPR-ZZ-SO-TP-A-04- 0402 Rev 02 and ALBH-EPR-ZZ-WE-TP-A-04- 0403 Rev 02, ALBH-EPR-ZZ-EA-TP-A-04- 0440 01 Rev 04, ALBH-EPR-ZZ-NO-TP-A-04- 0441 Rev 04, ALBH-EPR-ZZ-SO-TP-A-04- 0442 01 Rev 04, ALBH-EPR-ZZ-WE-TP-A-04- 0443 Rev 04, ALBH-EPR-ZZ-WE-TP-A-04- 0444 Rev 04, ALBH-EPR-ZZ-WE-TP-A-04- 0450 Rev 01, ALBH-EPR-ZZ-WE-TP-A-04- 0451 Rev 01, ALBH-EPR-ZZ-WE-TP-A-04- 0452 Rev 01,ALBH-EPR-ZZ-XX-TP-A-05- 0540 01 02 Rev 02, ALBH-EPR-ZZ-XX-TP-A-

05- 0541 01 02 Rev 02 and ALBH-EPR-ZZ-01-TP-A-04-0453 Rev PO1 and image of 25 % Open Area Woven Mesh in Deloitte's e-mail 28-10-22;

(d) LANDSCAPE STRATEGY - DESIGN & ACCESS STATEMENT dated 08/07/22 and Dwgs 2805-PLA-GF-XX-DR-L-0002 P01, 2805-PLA-GF-XX-DR-L-0001 P03 ,2805-PLA-GF-XX-DR-L-1000 P01, 2805-PLA-GF-XX-DR-L-1001 P01,2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-3000 P01, 2805-PLA-GF-XX-DR-L-4000 P01, 2805-PLA-GF-XX-DR-L-4001 P01, 2805-PLA-RF-XX-DR-L-4001 P01, 2805-PLA-RT-XX-DR-L-0001 P01, 2805-PLA-RT-XX-DR-L-0004 P01, 2805-PLA-RT-XX-DR-L-1002 P01 all stamped as received on 06-07-22;

(e) Deloitte Fire Escape e-mail dated 28-10-22 as amended by e-mail 31 -10 22, Alberton House, Demolition Specification, Curtins Ref: CUR-XX-XX-SP-S-00010 Revision: V04, Issue Date: 20 September 2022;

(f) Crittal Glazing Clarification Note within Deloitte's e-mail dated 12-10-22;

(g) Dwg D-TP-75004 P01- Disabled Bay Details;

(h) Crime Impact Statement Version B: 03 March 2022;

(i) Accommodation Schedule by EPR Architects 28-06-22 stamped as received on 06-07-22;

(j) Section 6 of the Design and Access Statement by EPR Architects stamped as received on 06-07-22;

(k) Archaeological Desk-Based Assessment by Salford Archaeology Alberton House, St Mary's Parsonage, Manchester stamped as received on 06-07-22;

(l) Inclusions of measures and targets set out in the Environmental Standards Statement Alberton House 29-06-22 Rev P01 by HM stamped as received on 06-07-22;

(m) Hilson Moran Air Quality assessment dated 28th June 2022 stamped as received on 6th July 2022;

(n) Alberton House, Manchester , Flood Risk Assessment and Drainage Strategy by Curtins issue Date: 29 June 2022 stamped as received on 06-07-22;

(o) Television and Radio Baseline Survey and Report, Alberton House, Bruntwood, June 2022 by Pager Power stamped as received on 06-07-22;

(p) BRUNTWOOD, ALBERTON HOUSE, MANCHESTER, ECOLOGICAL ASSESSMENT by Penny Anderson Associates stamped as received on 06-07-22;

(q) Ventilation Strategy for Alberton House by HM stamped as received on 07 06 22;

(r) Curtins Preliminary Risk Assessment dated 28th September 2021 reference 077764-CUR-00-XX-DR-GE-001 and the Curtins Pre Demolition Ground Investigation dated May 2022 reference 077764-CUR-00-XX-RP-GE-001 stamped as received on 06-07-22;

(s) Alberton House, Transport Statement and Interim Travel Plan, by Curtins Revision: P04, 29 June 2022 stamped as received on 06-07-22 and Highways Impact Note by Curtins dated 10 August 2022 and stamped as received on 10-08-22;

(t) Alberton House , Waste Management Strategy by Curtins Revision: P04, 29 June 2022 stamped as received on 06-07-22;

(u) Alberton House, Manchester , Planning noise report dated 29-06-22 by Sandy Brown stamped as received on 06-07-22;

(v) Arboricultural Constraints Appraisal stamped as received on 06-07-22;

(w) WIND MICROCLIMATE, ASSESSMENT REPORT, Alberton House, Manchester by GIA stamped as received on 06-07-22;

(x) ES Volume 1 Main Text:

1. Introduction
2. EIA Methodology
3. Alternatives and Design Evolution
4. Site, Surroundings and Description of Proposals
5. Construction Methodology and Programme
6. Townscape and Visual Impact
7. Built Heritage
8. Ground Conditions
9. Climate Change
10. Summary of Residual Effects
11. Type 1 Cumulative Effects

(y) ES Volume 2 List of Appendices

Chapter 2: Environmental Impact Assessment Methodology

Chapter 2: Environmental Impact Assessment Methodology

Appendix 2.1 - ES Scoping Report

Appendix 2.2 - ES Scoping Opinion

Chapter 6: Townscape and Visual Impact

Appendix 6.1 - Maps

Appendix 6.2 - Viewpoint and townscape photographs including AVR images

Appendix 6.3 - Visualisation methodology

Chapter 7: Built Heritage

Appendix 7.1 - Heritage Statement

Chapter 8: Ground Conditions

Appendix 8.1 - Phase 1 Preliminary Risk Assessment (Desktop Study);

Appendix 8.2 - Phase 2 Ground Investigation Report;

Chapter 9: Climate Change Appendix 9.1 - Climate Change Resilience (CCR) Assessment

Appendix 9.2 - In-Combination Climate Change Impacts (ICCI) Assessment Appendix 9.3 -

Embodied Carbon Review Appendix 9.4 - Operational Energy Assessment

Chapter 11: Conclusion and Summary of Residual Effects

and

(z) ES Volume 3 -Non Technical Summary

all stamped as received on 06-07-22

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, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

6) (a) The Early Works Phase as detailed in as detailed in Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTIONS and Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024 shall be implemented on the basis of the Alberton House Demolition Ground Investigation and Geo-Environmental Watching Brief Strategy Curtins Ref: 077764-CUR-XX-XX-T-GE-00003 Revision: P02 Issue Date: 04-02-25 stamped as received on the 06-02-25 the recommendations detailed within section 1.0 (temporary storage of materials) and section 4.3 (contractor safety) of the approved Watching Brief shall be implemented and adhered to throughout demolition (the early works phase), as defined above.

(b) Notwithstanding the Curtins Preliminary Risk Assessment dated 28th September 2021 reference 077764-CUR-00-XX-DR-GE-001 and the Curtins Pre Demolition Ground Investigation dated May 2022 reference 077764- CUR-00-XX-RP-GE-001. Prior to completion of any works other than the Early Works Phase as detailed in Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTIONS and Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024 a supplementary ground investigation summary report, shall be prepared and issued to the LPA, in relation to the area 1 (as defined by early works ground investigation plan ALBH-CUR-00-00-DR-S-26-0200 P01 DEMO GI AREA PLAN (EARLY WORKS AND MAINS WORKS PHASING)).

(c) Notwithstanding the Curtins Preliminary Risk Assessment dated 28th September 2021 reference 077764-CUR-00-XX-DR-GE-001 and the Curtins Pre Demolition Ground Investigation dated May 2022 reference 077764-CUR00-XX-RP-GE-001;

(i) the following information should be submitted for each phase of Main Works (as defined by MAIN WORKS PHASING PLAN ALBH-EPR-ZZ-XX-TP-A-01-0123 P01), as relevant to that phase of works for approval in writing by the City Council, as Local Planning Authority, within 2 months of demolition as detailed in as detailed in Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTIONS and Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024 completing, for area 1 (as defined by early works ground investigation plan ALBH-CUR-00-00-DR-S-26-0200 P01 DEMO GI AREA PLAN (EARLY WORKS AND MAINS WORKS PHASING)).

- Supplementary Ground Investigation Report; and - Remediation Strategy (If required based on the findings of the supplementary ground investigation report).

(ii) no works other than the demolition as detailed within Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS

PHASING PLAN - SECTIONS and Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024 and implementation of a temporary landscaping scheme shall commence until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, for area 2 (as defined by early works ground investigation plan ALBH-CUR-00-00-DR-S-26-0200 P01 DEMO GI AREA PLAN (EARLY WORKS AND MAINS WORKS PHASING))- Updated final risk assessment/ ground investigation; and -Updated Remediation Strategy (if required based on the findings of the final ground investigation report).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report

d) (i) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the scheme.

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.

(ii) In the event of a temporary landscaping scheme being implemented on site, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to completion of temporary landscaping works. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present for each phase of Main Works (as defined by MAIN WORKS PHASING PLAN ALBH-EPR-ZZ-XX-TP-A-01-0123 P01), as relevant to that phase of works at any time before the temporary landscaping work is completed, then landscaping works 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. prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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.

9) Notwithstanding the documents detailed in condition 2, no works other than the Early Works Phase as detailed in as detailed in Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTIONS and Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024 a programme for submission of final details relating to each phase of Main Works (as defined by 11343-EPR-ZZ-XX-TP-A-01-0123 P01), as relevant to that phase of works of the public realm works and highway works as shown in the Alberton House LANDSCAPE STRATEGY - DESIGN & ACCESS STATEMENT dated 08/07/22 and Dwgs 2805-PLA-GF-XX-DR-L-0002 P01, 2805-PLA-GF-XX-DR-L-1000 P01, 2805-PLA-GF-XX-DR-L-1001 P01, 2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-3000 P01, 2805-PLA-GF-XX-DR-L-4000 P01, 2805-PLA-GF-XX-DR-L-4001 P01, 2805-PLA-RF-XX-DR-L-4001 P01, 2805-PLA-RT-XX-DR-L-0001 P01, 2805-PLA-RT-XX-DR-L-0004 P01, 2805-PLA-RT-XX-DR-L-1002 P01 all stamped as received on 06-07-22 and and Dwg 2805-PLA-GF-XX-DR-L-0001 P04 stamped as received on 01-07-25 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.

(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) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) 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);

(f) 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

(g) 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 adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

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

The approved scheme for each phase of Main Works, as detailed in MAIN WORKS PHASING PLAN ALBH-EPR-ZZ-XX-TP-A-01-0123 PO1, as relevant to that phase of works shall be implemented not later than 12 months from the date the proposed building is first occupied. 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.

13) Notwithstanding the documents detailed in condition 2, no works other than the Early Works Phase as detailed in as detailed in Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTIONS and Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024

shall take place until surface water drainage works for each phase of Main Works (as defined by MAIN WORKS PHASING PLAN ALBH-EPR-ZZ-XX-TP-A-01-0123 PO1), as relevant to that phase of works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.

*Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25.

*Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

*Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

*Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

*Where surface water is connected to the River Irwell, any works within or adjacent to the river that would affect it would require consent from Peel Holdings - specifically any excavation works to the riverbanks.

*Hydraulic calculation of the proposed drainage system;

*Construction details of flow control and SuDS elements.

For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.

Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved

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.

34) Notwithstanding the details contained within condition 2 above prior to the first occupation of the building a scheme of highway works and footpaths reinstatement/public realm for each phase of Main Works (as defined by MAIN WORKS PHASING PLAN 11343-EPR-ZZ-XX-TP-A-01-0123 P01), as relevant to that phase of works and shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

(a)Details of the loading bay

(b)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

(c)Amendments to the existing TROs and bus stop locations / routes;

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

35) Each phase of Main Works (as defined by MAIN WORKS PHASING PLAN ALBH-EPR-ZZ-XXTP-A-01-0123 P01), as relevant to that phase of works shall be carried out in accordance with sections 4,5,6 and 7 of the Crime Impact Statement Version B: 03 March 2022; 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

36) In the event that the commercial unit, as indicated on drawing 11343-EPR-ZZ-GF-TP-A-02-0241 P02 are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

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.

37) No doors (other than those designated as fire exits and ground floor bin store shown on plan 11343-EPR-ZZ-GF-TP-A-02-0241 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).

40) (a) Notwithstanding the documents detailed in condition 2, no works other than the Early Works Phase as detailed in as detailed in Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTIONS and Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024 hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, within the each phase of Main Works (as defined by MAIN WORKS PHASING PLAN 11343-EPRZZ-XX-TP-A-01-0123 P01) as relevant to that phase of works, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.

b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme(s) / plan(s) has/have 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 (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) 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.

46) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

47) Prior to the commencement of each phase of Main Works (as defined by MAIN WORKS PHASING PLAN 11343-EPR-ZZ-XX-TP-A-01-0123 P01), as relevant to that phase of works development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of Giant Hogweed at the site. The development shall be carried out in accordance with the approved protocol.

Reason - In order to deal with the invasive non-native species at the application site pursuant to policy EN15 of the Manchester Core Strategy (2012).

48) The proposed gym use hereby approved as shown in dwg ALBH-EPR-ZZ-B1-TP-A-02-0240 P02 shall be ancillary to the commercial use of the building 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.

49) Notwithstanding the details within condition 2 no development other than the Early Works Phase as detailed in Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTIONS and Summary of early works Alberton House 30 St Mary's Parsonage, Greater, Manchester M3 2WJ Document number : ALH001 Revision: 001 Date: 25.11.2024 shall be carried out pursuant to this permission if the contract for final demolition, construction and completion of each phase of Main Works (as defined by MAIN WORKS PHASING PLAN ALBH-EPR-ZZ-XX-TP-A-01-0123 P01) as relevant to that phase of works hereby permitted has not been let by 16-04-2028 (and evidence provided to the reasonable satisfaction of the LPA) any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

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 and to ensure that the development is fully implemented within a defined timescale which allows for the particular site constraints associated with this site.

50) Should construction/ the Main Works (as detailed in Deloitte's letter dated 22-01-25, Phasing Plans Nos. ALBH-CUR 00-00-DR-S-26-0200 EARLY WORKS AND MAIN WORKS PHASING PLAN GENERAL ARRANGEMENT, ALBH-CUR-00-ZZ-DR-S-26-0210 EARLY WORKS & MAIN WORKS PHASING PLAN - SECTION) have not commenced within 12 months of demolition completing, a temporary landscaping scheme for each phase of Main Works (as defined by MAIN WORKS PHASING PLAN ALBH-EPR-ZZ-XX-TP-A-01-0123 P01), as relevant to that phase of works and associated temporary drainage shall be submitted and approved in writing by the Local Planning Authority. Within three months, the approved temporary landscaping and associated drainage shall be implemented and maintain its appearance thereafter.

Reason

To ensure that the site has a satisfactory appearance should the main development be delayed beyond 12 months pursuant to 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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 3 (high risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL