

27 June 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela,

**Alberton House, Manchester – Application for Non-Material Amendment to Planning Permission
Ref. 141940/JO/2025**

On behalf of our client, Bruntwood SciTech ('the Applicant'), we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) to make a Non-Material Amendment ("NMA") Application to Alberton House (Planning Permission Ref. 141940/JO/2025).

The NMA proposes landscaping and architectural layout amendments and the introduction of phasing to 'Main Works' (as defined by the Deloitte letter dated 26/06/2025 and Main Works Phasing Plan Drawing Ref. 11343-EPR-ZZ-XX-TP-A-01-0123 P01 and associated amendments to conditions).

1 The Site

Alberton House ('the Site') is located in Manchester City Centre and is bounded by Cardinal House to the east, St Mary's Parsonage to the south, Albert Bridge House (car park) to the west and the River Irwell to the north. The Site is approximately 0.26ha and is not located within a conservation area but is located adjacent to the Parsonage Gardens Conservation Area which borders to the north and east.

2 Planning History

Planning Permission for Alberton House was granted on 10 November 2022 under planning permission reference 134287/FO/2022 ('Original Planning Permission') for the redevelopment of the demolition of the existing building and the creation of a new 19-storey building to deliver c.32,260 sqm (GEA) of commercial floorspace for office use and ancillary flexible commercial and amenity uses, together with associated works. The description of development as stated on the decision notice (ref: 134287/FO/2022) is as follows:

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“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”

Following the grant of planning permission, Bruntwood RB Limited (the original applicant) transferred ownership of the Site to Bruntwood SciTech Ltd.

Since the grant of Original Planning Permission, Minor Material Amendments were approved via Section 73 (S73) on 17 April 2025 (ref. 141940/JO/2025). The S73 permission approved the decoupling of demolition (and enabling works) from construction, allowing the development to be delivered in two standalone phases: (1) early works, and (2) main works. The S73 also approved associated updates to condition wording and the introduction of an ‘Early Works’ phasing plan.

Subsequent to the approval of the Section 73 application (ref. 141940/JO/2025), an application to discharge Condition 4a (Demolition – Early Works), 7a (Construction Management Plan) and 47 (Invasive Species) was approved on 17 April 2025 under application ref. CDN/24/1182.

Following the approval of the S73 (Ref. 141940/JO/2025) and condition discharge application (ref. 141940/JO/2025), demolition is intended to commence on Site within the next couple of weeks.

3 Proposed Amendments

The S73 permission enables the decoupling of demolition and enabling works, from construction. Planning Permission Ref. 141940/JO/2025 therefore allows the development to be delivered in accordance with two delivery phases: (1) Early works, and (2) Main works, with condition wording updated accordingly, including the introduction of a phasing plan.

At the original planning permission stage (ref. 134287/FO/2022), land along the southern elevation of the building, between Parsonage and Trinity Bridge, was owned by Salford City Council. At that stage, Bruntwood 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, Bruntwood has been informed that the land 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.

Through pre-application consultation with the LPA, the principle of submitting a Non-Material Amendment (NMA) was agreed with Officers to:

- Introduce two phases of development to the Main Works phase, to allow the landscaping delivery to be phased;
- Amend the landscaping scheme to remove the block seating; and
- Provide a level access secondary entrance on the southern elevation and consequently amend the internal GF layout.

A number of additional amendments are also proposed to two conditions, to regularise drafting details:

- Removal of duplicated wording under Condition 46 (Public Realm Lighting); and
- Update to the wording of Condition 48 (use of space (gym)) to remove erroneous reference to residential.

3.1 Layout Changes

It is proposed to reconfigure the secondary access (and associated internal layout) to create level access from the Trinity Bridge approach.

These amendments comprise the internal reconfiguration of the ground floor to incorporate stair access within the building footprint and amendments to external landscaping.

3.2 Main Works Phasing

There is a requirement to divide the Main Works Phase into two, comprising:

- Phase A: Alberton House plus landscaping along Parsonage;
- Phase B: Landscaping between Parsonage and Trinity Bridge.

Please refer to the updated phasing plan for further detail (Drawing Ref: 11343-EPR-ZZ-XX-TP-A-01-0123 P01).

New Phasing Condition

It is proposed to add a new phasing condition which refers to the approved Main Works and Early Works phasing drawing (approved under planning permission 141940/JO/2025) and the Main Works to be phased, in line with the Main Works Phasing Plan (ref. 11343-EPR-ZZ-XX-TP-A-01-0123) submitted as part of this NMA. The proposed condition wording is as follows:

“Development shall be carried out in accordance with phasing shown within Phasing Plans Nos. ALBH-CUR00-00-DR-S-26-0200, ALBH-CUR-00-ZZ-DR-S-26-0210 and 11343-EPR-ZZ-XX-TP-A-01-0123, unless otherwise agreed in writing by the Local Planning Authority”

As set out above, the Main Works Phase A will comprise Alberton House plus landscaping along Parsonage and Main Works Phase B will comprise the Landscaping between Parsonage and Trinity Bridge. For the purposes of clarity, there are no proposed changes to (1) Early Works phase.

3.3 Proposed Condition Updates

Main Works Phasing and Layout Changes

As a result of the proposed layout changes, and the introduction of phasing to ‘Main Works’, amendments to the wording of three conditions is proposed.

A full schedule of the proposed condition changes can be found in Appendix A. Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the proposed amendments. We request that the wording of Condition 2 (Approved Drawings and Documents) be updated reflect the new drawing references in Table 1.

Table 1 – New Drawing References

Drawing Name	Approved Drawing	New Drawing Reference
Proposed GA Plans Ground Floor	ALBH-EPR-ZZ-GF-TP-A-02-0241 P02	11343-EPR-ZZ-GF-TP-A-02-0241 P02
Landscape GA Ground Floor	2805-PLA-GF-XX-DR-L-0001 P03	2805-PLA-GF-XX-DR-L-0001 P04
Main Works Phasing Plan	<i>n/a – new drawing</i>	11343-EPR-ZZ-XX-TP-A-01-0123 P01

NOTE: All other drawings approved under the Original Permission remain unchanged by the proposed amendments.

The proposed conditions to be updated, as associated with the above detailed amendments and revised drawings are as follows:

- Condition 6c (Supplementary Ground Investigation Report)
- Condition 6d (Remediation Strategy and Verification Report)
- Condition 9 (Landscaping and Public Realm)
- Condition 13 (Surface Water Drainage)
- Condition 34 (Highway Works & Public Realm)

- Condition 35 (Crime Impact Statement)
- Condition 36 (Commercial Units)
- Condition 37 (Exits)
- Condition 40 (UXO)
- Condition 47 (Invasive Non-native species protocol)
- Condition 49 (Main Works Contract)
- Condition 50 (Temporary landscaping scheme)

Additional Condition Updates

A summary of addition proposed condition updates are as follows:

- Condition 46 (Public Realm Lighting) – It is proposed to remove / delete Condition 46 (lighting), as it is a duplication of Condition 45; and
- Condition 48 (Use of space (gym)) – It is proposed to amend the condition wording to include reference to the building's main commercial use.

4 Pre-Application Consultation

Pre-application consultation has been undertaken with Senior Officers who agreed to the principle and form of the proposed Non Material Amendment.

The Case Officer has additionally requested confirmation on the EIA screening, which is also detailed within the following sections of this letter.

5 Planning Policy and Guidance

Full consideration of the consented scheme against the planning policy framework is considered within the original Planning Statement prepared by Deloitte, approved by Original Planning Permission Ref. 134287/FO/2022. In addition, an assessment of the relevant additional requirements set out by Places for Everyone (March 2024) is considered within the Covering Letter prepared by Deloitte, approved by S73 Planning Permission Ref. 141940/JO/2025.

The proposed amendments under this Application do not affect the assessment of the proposals approved under Original Planning Permission Ref. 134287/FO/2022. The approved land uses, building footprints, parameters under the Planning Permission Ref. 134287/FO/2022 remain unchanged.

For completeness, the Local Development Plan comprises:

- Places for Everyone Plan (2024);
- Manchester Core Strategy (2012) and addendum to Manchester Core Strategy (2024);
- Saved Policies of the 2006 Unitary Development Plan.

The relevant Local Development Plan has changed in part since the granting of the original Planning Permission with the addition of the Places for Everyone Plan (March 2024) and the Addendum to the Manchester Core Strategy (2024).

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application and was updated in December 2024 (with minor updates introduced in February 2025).

The proposed amendments have been reviewed in the context of the updates to the relevant planning policy and material considerations, and it is concluded that there have been no changes which would affect the consideration of this Application.

6 Effects of the Proposed Changes

The proposed amendments do not change the materiality, siting, massing, height or façade of the building. The proposed amendments relate to layout/ general arrangement changes at the ground floor level, as well as the introduction of two standalone Main Works phases of development to allow the approved landscaping to be delivered in phases. This proportion is considered to be non-material in planning terms.

The proposed amendments do not result in any changes to the description of development on the Original Permission and do not conflict with the conditions attached to the Planning Permission; where required updated and new condition wording is proposed as part of this application.

Environmental Impact Assessment Considerations

The approved development was subject to an EIA assessment. An Environmental Statement (“ES”) was submitted with the application in July 2022 – dated June 2022 (“the 2022 ES”). The 2022 ES included the following technical chapters:

- Townscape and Visual Impact;
- Built Heritage;
- Ground Conditions; and
- Climate Change.

The 2022 ES, considered the following EIA Scenarios:

- Existing site (baseline)
- Existing site (baseline) with committed developments
- Existing site (baseline) with Proposed Development
- Existing site (baseline) with Proposed Development and mitigation
- Existing site (baseline) with Proposed Development and committed developments

The 2022 ES has not been subsequently updated and so the 2022 ES is the most up-to-date ES pertaining to the Site.

The Proposed Amendments, including the introduction of phasing to 'Main Works' fall within the parameters of the original EIA Screening and Scoping report and the 2022 ES (approved), and will not affect the technical conclusions of any of the technical chapters, nor result in any additional significant environmental effects outside of the above scope. On this basis, updates to the approved Environmental Impact Assessment (EIA) (Ref: 134287/FO/2022, as amended by Ref. 141940/JO/2025) are proposed to be screened out. This follows pre-application discussions with the Local Planning Authority.

7 Summary

The amendments proposed in this Application will result in a development that is not materially changed from the approved development on-site (ref: 141940/JO/2025), but will facilitate redevelopment of this important site within the Parsonage Gardens SRF area. The amendments have been considered by the Local Planning Authority as non-material amendments to planning permission (ref: 141940/JO/2025).

The amended scheme will continue to accord with the Development Plan when taken as a whole and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this application be supported by the Planning Authority.

8 Application Submission

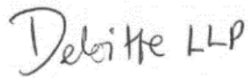
This Application comprises this Covering Letter and the following documentation:

- Proposed GA Plans Ground Floor – Drawing Ref. 11343-EPR-ZZ-GF-TP-A-02-0241 P02
- Main Works Phasing Plan – Drawing Ref. 11343-EPR-ZZ-XX-TP-A-01-0123 P01
- Landscape GA – Ground Floor – Drawing Ref. 2805-PLA-GF-XX-DR-L-0001 P04

Payments of the planning application fee in the sum of £298.00, in addition to the prerequisite Planning Portal Administrative Fee, has been made directly to Manchester City Council under Planning Portal Reference PP-14064316. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Ed Britton ([REDACTED]) or Jemma Brabrook ([REDACTED]).

Yours sincerely



Deloitte LLP

Encl.

Appendix A – Proposed Condition Wording Updates

Condition Element	Approved Condition Wording (Ref. 141940/JO/2025)	Proposed Condition Wording Updates
6c (Supplementary Ground Investigation Report)	(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 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-DRS-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).	(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-DRS-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).
6d (Remediation Strategy and Verification 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	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 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, 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

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	accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.	Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.
9 (Landscaping and Public Realm)	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 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-0001 P03 ,2805-PLA-GF-XX-DR-L-1000 P01, 2805-PLA-GF-XX-DR-L-1001 P01,2805-PLAGF-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 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. (....) (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 maintainance 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 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,	Notwithstanding the documents detailed in condition 2, no 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 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-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-L3000 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 Dwg 2805-PLA-GF-XX-DR-L-0001 P04 stamped as received on [insert date]) 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. (.....) (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 P01, 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.

Condition Element	Approved Condition Wording (Ref. 141940/JO/2025)	Proposed Condition Wording Updates
13 (Surface Water Drainage)	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 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.	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 P01), 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.
34 (Highway Works & Public Realm)	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 that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority....	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 ~~that~~ 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....
35 (Crime Impact Statement)	The development 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	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 , ~~The development~~ 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.
36 (Commercial Units)	In the event that the commercial unit, as indicated on drawing ALBH-EPR-ZZ-GFTP-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.	In the event that any ground floor commercial unit, ~~as indicated on drawing ALBH-EPR-ZZ-GFTP-A-02-0241 P02~~ is occupied as a 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.
37 (Exits)	No doors (other than those designated as fire exits and ground floor bin store shown on plan ALBH-EPR-ZZ-GF-TP-A-02-0241 P02) shall open outwards onto adjacent public highway.	No doors (other than those designated as fire exits and ground floor bin store shown on plan ~~ALBH-EPR-ZZ-GF-TP-A-02-0241 P02~~ 11343-EPR-ZZ-GF-TP-A-02-0241 P02) shall open outwards onto adjacent public highway.
40 (UXO)	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	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

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	programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, 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 / 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 (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.	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-EPR-ZZ-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(s) / plan(s) 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(s) / plan(s) 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.
46 (Public Realm Lighting)	Prior to the installation of any building / public realm lighting, details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority.	~~Prior to the installation of any building / public realm lighting, details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority.~~ [remove condition as duplication of condition 45]
47 (Invasive non-native species protocol)	Prior to the commencement of 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.	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, (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.
48 (Use of space (gym))	The proposed gym use hereby approved as shown in dwg ALBH-EPR-ZZ-B1-TPA-02-0240 P02 shall be ancillary to the residential 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.	The proposed gym use hereby approved as shown in dwg ALBH-EPR-ZZ-B1-TPA-02-0240 P02 shall be ancillary to the ~~residential~~ 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.
49 (Main Works Contract)	Notwithstanding the details within condition 2 no development other than the Early Works Phase as detailed in as detailed in Deloitte's letter dated 22-01-25, Phasing Plans	Notwithstanding the details within condition 2 no development other than the Early Works Phase as detailed in ~~as detailed in~~ Deloitte's letter dated 22-01-25, Phasing Plans

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	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 the Main Work final demolition, construction and completion of the building 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.	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 the ~~Main Work~~ 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, the building 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.
50 (Temporary landscaping scheme)	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 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.	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.