

1) 3 Year Time Limit

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) Specified drawings/documents

The development hereby approved shall be carried out in accordance with the documents labelled:

- BFDEFP-QU THP BU0 GRF DR AR 0204 REV P04: Proposed Site Plan (Prepared by The Harris Partnership, Dated 20/12/2024)
- BFDEFP-QU THP BU0 ZZZ DR AR 0206 REV P05: Proposed GA Elevations (Prepared by The Harris Partnership, Dated Jan 2025)
- BFDEFP-QU THP BU0 GRF DR AR 0208 REV P03: Proposed Demolition Plan (Prepared by The Harris Partnership, Dated Dec 2024)
- BFDEFP QU THP BU0 ZZZ DR AR 0216 REV P01: Proposed Charging Aisle (Prepared by The Harris Partnership, Dated March 25; Received 25/03/2025)
- BFDEFP QU THP BU0 PR0 DR A 7701 REV P04: Proposed Substation 1 Detail SH1(Prepared by The Harris Partnership, Dated Jan 25; Received 25/03/2025)
- BFDEFP-QU THP BU0 ZZZ DR AR 0207 REV P07: Detailed Elevations (Prepared by The Harris Partnership, Dated Feb 2025; Received 25/03/2025)
- BFDEFP QU THP BU0 GRF DR AR 0211 REV P01: Section Thru O/H Gantry Area (Prepared by The Harris Partnership, Dated March 2025; Received 25/03/2025)
- BFDEFP QU THP BU0 GRF DR AR 0212 REV P01: Section Thru Bus Parking Area (Prepared by The Harris Partnership, Dated March 2025; Received 25/03/2025)
- BFDEFP QU THP BU0 ST0 D R AR 0214 PRV P01: Proposed New F.E door details SH2 (Prepared by The Harris Partnership, Dated March 2025; Received 25/03/2025)
- BFDEFP-Q U THP BU0 ST0 D R AR 0213 PEV P01: Proposed New F.E door details SH1(Prepared by The Harris Partnership, Dated March 2025; Received 25/03/2025)
- BFDEFP Q U THP BU0 ZZZ DR AR 0215 REV P01: Detailed Plan Callout 01 (Prepared by The Harris Partnership, Dated March 2025; Received 25/03/2025)
- BFDEFP-QU THP BU0 GRF DR AR 0217 REV P01: Section Thru Bus Parking Area E-W (Prepared by The Harris Partnership, Dated March 2025; Received 25/03/2025)
- BFDEFP QU THP BU0 PRO DR A 7702 REV P01: Proposed Substation 2 & 3 Detail SH2 (Prepared by The Harris Partnership, Dated March 2025; Received 25/03/2025)
- BFDEFP-QU-TAC-XXX-XXX-DR-EE-8004 P04: Proposed North & West Elevations Electrical Services Layout (Prepared by TACE, Dated 17/04/2025; Received 01/05/2025)

- WPS16105-MGA-100 REV 02: General Arrangement Drawing (Prepared by Wilson Power Solutions Ltd, Dated 01/08/2024; Received 20/01/2025)
- Heritage Statement (Prepared by Turley, Dated January 2025)
- Historic Timeline (Prepared by Woolgar Hunter Engineers)

Stamped as received by the City Council as Local Planning Authority on 23/01/2025 unless specified otherwise.

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

3) Electrical installations

Notwithstanding the submitted drawings, prior to the installation of internal electrical services, full and final details of the proposed locations, cable tray/trunking design, cabling, and associated fixings, brackets, containment, and exact method of attachment to historic fabric shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include proposed size, material and finishes.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Substation - noise

- a) Externally mounted ancillary plant, equipment, servicing or electrical substation shall be selected and/or acoustically treated in accordance with a scheme designed, so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from within the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
- b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

5) Staircase details

Notwithstanding the submitted drawings, prior to the commencement of works, full and final details of the proposed internal and external staircases shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include proposed materials, finishes and method of attachment to historic fabric.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Substation design details

Notwithstanding the submitted drawings, prior to the commencement of works, full and final details of the proposed substations shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include proposed materials, finishes and method of attachment to historic fabric.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.