

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141645/JO/2024

Date registered valid: 2 December 2024

Proposal: Variation of conditions 2 (Approved Drawings), 5 (CMP), 10 (SUDS), 14 (Labour Agreement), 15 (Energy Strategy), 17 (Noise and Ventilation) and 23(Piling) of planning permission 137349/JO/2023 to allow for alterations to the massing of the approved building and update wording of discharged conditions.

Address: Baring Street Office 2 , Manchester, M1 2AD

Ward(s): Piccadilly Ward

Applicant: Mayfield Republic Limited

Agent (if any): Mr Michael Percival Deloitte

Case officer: Angela
Tel: 0161 234 Leckie
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Recommendation: Approve

Date of recommendation: 25-04-25

Application details

Type of application: Variation or Removal of Condition

Development type: Major Office

Date of site visit: 12 December 2024

Standard consultations:

Printed: 9 December 2024 Expired: 8 January 2025

Neighbour notifications

Printed: 9 December 2024 Expired: 8 January 2025

Site notice

Posted: 12 December 2024 Expired: 11 January 2025

Press advert

Published: 17 December 2024 Expired: 16 January 2025

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The development site is approximately 0.49 ha and is located entirely within the Mayfield SRF area. The Mayfield area is bounded by Fairfield Street to the north; Temperance Street to the north-east; the Mancunian Way Ring Road (A653) to the south; and London Road (A6) to the west. It is close to Piccadilly Rail Station and the Metrolink. More specifically the site lies between Mayfield Park and the Mancunian Way and is better identified as Plot M. The original consent application ref no 125248/FO/2019 was for a building known as the Republic.

The wider SRF area extends to 30 acres overall, the SRF endorsed in 2010, set out a vision to create a commercially led mixed-use neighbourhood within a high quality environment, including a new city centre park. It sought to enhance connectivity and deliver regeneration benefits. It was updated in 2014 to strengthen connections to Piccadilly station and create a stronger gateway to the City Centre, building on the Northern Hub rail expansion and act as a catalyst for the regeneration anticipated as a result of HS2.

The phased development of Mayfield should deliver a commercially led mixed-use area comprising a new park, 154,800 sq m of office space, 1500 homes, a hotel and retail and leisure facilities. This should create up to 10,000 office, retail, leisure and construction jobs and regeneration benefits that would drive economic growth. Public spaces and routes would improve permeability and movement. The SRF has been broken down into developable sub-areas and this application relates to a plot within an area the lies between Mayfield Park, the Mancunian Way and Baring Street where office uses are envisaged.

Meanwhile uses within the wider SRF site over the past 6 years have commenced the process of regeneration and have introduced economic and social activity as has the completion of Mayfield Park in 2022.

Permission for the first phase of development within the Mayfield SRF Area was approved in February 2020 under planning permission references 124972/FO/2019 and for the development that this application seeks to amend 125248/FO/2019.

The original application ref no 125248/FO/2019 was submitted and approved at the same time as application ref no: 124972/FO/2019- Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street,

Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east. This consent has been partially implemented Phase A (enabling works) and Phases F, G, H and Mayfield Park were completed in 2022.

Application ref no 125248/FO/2019 granted consent in Jan 2020 for the erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works. This was amended (App Ref no: 135956/NMC/2023) to revise condition wording and alter the timing of submission of information relating to the development.

The remaining phases to be completed under the above consents are as follows:

Phase B - London Road junction & temporary access road.

Phase C – MSCP, public realm and associated works.

Phase E - Baring Street Office 1, public realm, and associated works.

Plot M – Baring Street Office 2, public realm, and associated works (the subject of this application)

Phase D - Baring Street and associated highways and public realm.

Phase X – temporary retention of Freight Island that is to be replaced at a later date.

Following the 2020 consent an application ref no 137349/JO/2023 granted consent for a number of minor material amendments comprising:

- Alterations to the southern elevation of the building and adjustments to the terrace areas;
- Changes to the internal configuration;
- Alterations to the façade appearance which to optimise the balance of solid and glazed elements in terms of managing solar gain to minimise operational carbon whilst maintaining occupier amenity;
- Addition of PV's to the roof level;
- Increased in plant screen height from 4.5m to 5.6m to screen the PV's;
- Amendment of previous stick curtain walling system to a unitised system; and
- Design amendments to the colonnade at ground floor to make it better respond to the Park.

The existing Site is previously developed 'brownfield land'. The site is not within a Conservation Area and has no listed buildings, but the depot is a non-designated heritage asset. The nearest listed buildings are the Star and Garter Public House and Piccadilly Station (both Grade II) and London Road Fire Station (Grade II*).

Description of area

Close to the site the former railway arches on Temperance Street are occupied by workshops, storage spaces and meanwhile uses. Much of the rest of the area has low rise warehouse and industrial units, open land and car parking.

To the west is the Macdonald Hotel and purpose built student accommodation and the area forms an important link to the North Campus.

Description of development

Consent is now sought for further design changes following further design development which has taken place primarily to improve the commercial and sustainability credentials of the proposals. In summary, the changes alter the massing of the building on the northern elevation and materiality, which will help to minimise embodied and operational carbon associated with the construction of the building and improve its commercial marketability.

In more detail the amendments would comprise the following:

Massing: Alterations to the northern elevation of the building and adjustments to the terrace areas are proposed. The new building form would align with the new structural grid solution to eliminate the need for structural transfer loads and minimising the embodied carbon.



Ground Floor and Mezzanine: Relocation of the core to optimise the efficiency of the office floorplate creating a more balanced floor plate that accommodates a wider range of potential fit-out designs. This relocation would also facilitate amendments to the ground floor layout, including the reception area, back-of house spaces, and the introduction of a dedicated sprinkler tank. Furthermore, the ground floor main access points have been reconfigured to align with the new layout, offering greater flexibility in their use, while the mezzanine has been repurposed from cultural to commercial use, adapting to current market trends and enhancing its functionality and commercial value.

Terraces / Loggias: Additional outside areas (Loggias) are proposed on levels 1 to 4, and those 5,6,10 and 11 would be enlarged to enhance the building's sustainability and commercial appeal. They would provide a direct visual connection to Mayfield Park. These areas would ensure that tenants on each floor have an external amenity space. For improved functionality and safety, external terrace doors are now inward opening, with additional doors incorporated at the larger

terraces on levels 7 and 10. The inclusion of the loggias results in a minor decrease in floorspace from 32,989 sq. m. to 31,988sqm (GEA; 1,001 sq. m. or 3% decrease).

Façade detailed design: Updates to the detailed façade design have incorporated inputs from a specialist façade sub-consultant as well as further co-ordination with the consultant design team whilst maintaining the facade expression and fin depth.

The proposed façade system does not impact the architectural design intent or the external appearance of the consented scheme with fin depths being maintained, but does provide further carbon savings

Materials – The application initially sought to also seeks to agree the colour, tone and finish of the façade but the applicants have now confirmed that this will be agreed through the post approval condition discharge

Other amendments:

- Addition of plant enclosure
- Slight reductions in height of plant enclosure and lift overrun

The design changes would necessitate amendments to conditions 2 (Approved Drawings), 5 (CMP), 10 (SUDS), 14 (Labour Agreement), 15 (Energy Strategy) and 17 (Noise and Ventilation).

Consultations & Notification Responses

Publicity - The occupiers of adjacent premises have been notified and the proposals have been advertised in the local press as a major development, a public interest development, affecting a right of way, affecting the setting of a listed building and accompanied by an Environmental Impact Assessment.

No representations have been received.

City Centre Growth and Regeneration Team – No comments received

Head of Highways- Have no objections

Network Rail – Have made comments about potential agreements that are needed in relation to potential impacts on their assets

Head of Regulatory and Enforcement Services – Have no objections

Greater Manchester Police (Design for Security) -No comments received

Greater Manchester Ecology Group (GMEU) – Have no objection.

Flood Risk Management Team – Have no objection

Environment Agency – Have no objection.

Greater Manchester Archaeological Unit –Have no objection.

Work and Skills – Have no objection.

Natural England – No comments received.

Issues

Relevant Policy Considerations to be revisited as a result of the proposed amendments comprise

Core Strategy

Policy SP 1 (Spatial Principles) - The amended proposal would continue to have a positive impact on visual amenity and would improve street level activity and natural surveillance.

Policy CC9 (Design and Heritage) – The amended design would continue to be high quality. Its previously acceptable impact on the settings of nearby heritage assets and would be unaltered.

Policy (EN3 Heritage) – Previously acceptable impact on the setting of the nearby heritage assets would be unaltered.

Policy DM1 (Development Management) – Consideration has been given to the design, scale and layout of the building along with associated impacts on residential amenity from loss of privacy and daylight and sunlight considerations and impact on wind conditions. These would be unaltered from the previous approval.

UDP

Saved Policy DC19.1 Listed Buildings – The previously acceptable impact on the setting of the nearby heritage assets would be unaltered.

Places for Everyone

Policy JP-P2: Heritage – The architecture and materiality would continue to be high quality and minimise impacts to nearby historic buildings

NPPF

Section 12 ‘Achieving Well Designed Places’ The revised design would continue to be high quality and complement the distinctive architecture within the area. The building would be sustainable and low carbon. The Proposed Development would include biodiversity enhancements and green infrastructure.

Section 16 ‘Conserving and enhancing the historic environment’ Impacts on heritage

Previously acceptable impacts on the setting of adjacent listed buildings would remain unaltered.

Legislative requirements

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability and Age are among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder

Environmental Statement

The application is supported by an EIA carried out on the basis that the Proposed Development has the potential to give rise to significant effects on the environment.

In accordance with the EIA Regulations, this ES sets out the following information:

A description of the Proposed Development comprising information about its nature, size and scale;

- The data necessary to identify and assess the main effects that the Proposed Development is likely to have on the environment;
- A description of the likely significant effects, direct and indirect on the environment, explained by reference to the Proposed Development's possible impact on human beings, flora, fauna, soil, water, air, climate, cultural heritage, landscape and the interaction between any of the foregoing material assets;
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures have been proposed in order to avoid, reduce or remedy those effects; and
- Summary, in non-technical language, of the information specified above.

It is considered that the environmental statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposals and any required mitigation.

The above replicates that submitted with the previous application. The original EIA covered the assessment of Mayfield Park, Plot O (Office 1 – 'The Poulton'), Plot N (multi storey car park) and Plot M (Office 2 – 'The Republic'). The three buildings forming the basis of the EIA were originally approved under two separate permissions: 124972/FO/2019 (Plots O, N and Park plus enabling works for phase 1, now 132255/JO/2021) and 125248/FO/2019 (Plot M).

On application ref no 137349/JO/2023 the EIA Technical Team reviewed the proposed amendments, alongside the original conclusions of the relevant EIA chapter, and confirmed that the conclusions contained therein would remain broadly unaffected because of the proposed amendments. This was confirmed in an ES Statement of Conformity submitted with that Application.

The approved ES (which includes the previous Statement of Conformity) has been assessed to consider whether it needs to be updated because of the proposed amendments. An updated ES would be required if significant effects that have not been previously identified arise because of the proposed changes.

In summary, amendments relate only to changes to the internal layout and external appearance of the building plots and, whilst this could cumulatively influence the conclusions of the Environmental Statement ('ES'), it has not generated significantly different effects compared to the previous ES conclusions. In broad terms, the generation of significant effects because of the proposed amendments that were not previously identified as part of the Approved Development are unlikely, given that:

- The Approved Development went through an EIA Scoping process, which concluded that the development required an EIA in relation to focused topic areas. The EIA was undertaken in relation to these topics and approved because of the original planning

application, which tested a scheme that is broadly in line with the amended proposals as set out in this Statement.

- The EIA Technical Team has reviewed the proposed amendments, alongside the original conclusions of the relevant EIA chapters and EIA Statement of Conformity, and has confirmed that the conclusions contained therein will remain broadly unaffected because of the proposed amendments.
- The relationship of the Approved Development with surrounding land uses following the proposed amendments will still be compatible given that the site is located within a key regeneration area within a city centre location, which is highly accessible by a variety of transportation methods.

An ES addendum has therefore not been prepared for submission with this Application due to the consistency of effects in EIA terms from the Approved to the Revised designs. There are no significant impacts that may arise that have not already been assessed as part of the Approved ES Addendum submitted with this Application.

Notwithstanding the above, the proposals and their effects on relevant ES chapters has been set out in ES Statement of Conformity submitted with this Application, which seeks to compare the two proposals and ensure that any potentially significant effects previously identified can continue to be avoided or mitigated against during construction and operation of the three buildings.

It is important that any revisions to a scheme that was supported by the EIA is consistent in its approach to the established baseline and assessing the scheme against that original context and it should be noted that this Statement of Conformity has utilised the same baseline information that was established in the Original EIA dated September 2019 and Addendum January 2020) (collectively the Original ES).

Principal of amendments

Height and Massing – It is noted that the amendments have been informed by the requirement for transfer structure, enabling building servicing accessibility, bettering the office floor experience. This has provided for a more structurally efficient building design reducing the carbon content and building mass.

The simplified massing with a step to the north removed, would not undermine the overall building quality and its noted that it would deliver a significant improvement in building efficiency and embodied carbon performance.

In addition, the increased floor area would supports the commercial viability of the development.

External appearance and materiality – The proposed facade system would not impact the architectural design intent or external appearance of the facade of the consented scheme with fin depths being maintained and retain the lightweight expression of the original design developed in 2019.

Whilst it is noted that information submitted in support of the application indicates the use of PPC Metal within the development the agreement of this is subject of ongoing discussions with the applicants in the course of discharging condition 3 (Materials) which clearly states that materials are to be agreed 'notwithstanding the details submitted with the application'. The applicants have been informed in writing that the approval of these applications does not imply agreement for the use of PPC.

Overall the proposed changes are considered to be minor material in nature, would not diminish the overall design quality of the building. A positive consequence of the changes would be improvements in the operational and embodied carbon associated with the development. Give these factors the proposed amendments are supported.

Environmental Impact Assessment

It is noted that an Environmental Impact Assessment (and subsequent Addendum and Statement of Conformity) (collectively the Original ES) was submitted with the previous application. In light of the changes to the scheme, the EIA Technical Team have reviewed these documents to consider whether the changes to the scheme affect the conclusions of the original ES. The EIA Technical Team has confirmed within the Statement of Conformity that the proposed amendments would not result in any significant effects on the environment beyond the extent identified in the conclusions of the approved EIA.

On the above basis notwithstanding the proposed minor material amendments to the Plot M proposals, the overall levels of impact would stay the same as the ES 2019 and potential impact can be mitigated to non-significant levels in line with the Original EIA such that the conclusions of the 2020 ES are unaltered.

Therefore, the conclusions presented in the original Environmental Statement are considered to remain valid and, as such, the ES is capable of supporting the Section 73 application being submitted at this time.

Conclusion

The amended proposals would deliver the vision, objectives and development principles for Mayfield. This would start to establish this new City Centre Neighbourhood. Overall, it is considered that the proposed amendments are fully in accordance with the original design. intent of the scheme.

The amended proposals would continue to contribute to a significant proportion forecast employment growth in sectors with higher than average GVA within the City. They would deliver a significant quantum of new floorspace and associated environmental improvements in a highly sustainable location.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations dictate otherwise. The proposals have been considered in detail against the policies of the current Development Plan and taken overall are considered to be in compliance with it.

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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than 14.02.2023

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

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless superseded by agreement through discharge of conditions:

(a) Dwgs 0343-SEW-ZZ-ZZ-DR-Z-0001010 Rev P02 (Mayfield Phase 1, Application 2: (Baring Street Office 2) Phase 1 Context Plan), 0343-SEW-ZZ-ZZ-DR-Z-0001023 Rev P02 (Mayfield Phase 1, Application 2: Baring Street Office No.2 Existing Site Plan) A283-MCO-XX-ZZ-DR-A-01002 Rev P01 (Proposed Site Plan) and 0343-SEW-ZZ-ZZ-DR-Z-0001201 Rev P00 (Mayfield Phase 1, Application 2: Site Plan and Location Plan);

(b) Dwgs A283-MCO-XX-00-DR-A-01101 Rev P03 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P03 (Mezzanine Plan); A283-MCO-XX-01-DR-A-01103 Rev P03 (First (Second to Fourth Similar) Floor Plan); A283-MCO-XX-03-DR-A-01105 Rev P02 (Third Floor Plan); A283-MCO-XX-05-DR-A-01107 Rev P03 (Fifth (Sixth Similar) Floor Plan); A283-MCO-XX-06-DR-A-01108 Rev P02 (Sixth Floor Plan), A283-MCO-XX-08-DR-A-01110 Rev P03 (Seventh Floor Plan), A283-MCO-XX-08-DR-A-01110 Rev P03 (Eighth (Ninth Similar) Floor Plan), A283-MCO-XX-10-DR-A-01112 Rev P03 (Tenth Floor Plan); A283-MCO-XX-11- DR-A-01113 Rev P03 (Eleventh Floor Plan); A283-MCO-XX-12-DR-A-01114 Rev P03 (Plant Level), A283-MCO-XX-R0FDR-A-01115 Rev P03 (Roof Plan), A283-MCO-XX-ZZ-DR-A-01201 Rev P03 (North Elevation); A283-MCO-XX-ZZ-DR-A-01204 Rev P03 (West Elevation) A283-MCO-XX-ZZ-DR-A-

01202 Rev P03 (East Elevation) ; A283-MCO-XX-ZZ-DR-A01203 Rev P03 (South Elevation) ; A283-MCO-XX-ZZ-DR-A-01301 Rev P02 (Section AA) ; A283-MCO-XX-ZZ-DR-A-01302 Rev P02 (Section BB) ; A283-MCO-XX-ZZ-DR-A-01303 Rev P02 (Section CC) ; A283-MCO-XX-ZZ-DR-A-21001 Rev P02 (Façade Typical Bay Study - Podium);

(c) 0436-SEW-ZZ-00-DR-L-001100 Rev4 (General Landscape Arrangement Drawings); 0436-SEW-ZZ-00-DR-L-001105 Rev3 (General Landscape Arrangement Drawing - Plot M).

(d) Recommendations within the Crime Impact Assessment Version A dated 26-06-23;

(e) Mayfield Cycling Strategy Dated 27 September 2019 by Buro Happold

(f) GTech Surveys Limited, Television and Radio Reception Impact Assessment Baring Street Office 2 dated 17 10 19;

(g) Sections 4.71 to 4.74 Servicing and Waste Management (Park) contained within Deloitte Real Estates Mayfield Manchester: Phase 1 Planning Statement September 2019

(h) Noise Targets (Offices) within Appendix 6.3 (WSP) Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(i) Mitigation Measures in relation to Air Quality as set out in Sections 8.112 to 8.116 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(j) Mitigation Measures in relation to Wind as set out in Sections 12.115 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(k) Recommendations including mitigation measures within Section 5, as set out within the Buro Happold Flood Risk Assessment dated

(l) Additional Mitigation Measures detailed within table 17.1 of of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(m) u and i Lettings Strategy 14-01-20;

(n) Mayfield Community Engagement Vision September 2019;

(o) Mayfield Phase 1 Foul and Surface Drainage Strategy by Buro Happold Revision P03 19 December 2019;

(p) Waste Management Strategy Office 2 Mayfield Manchester October 2019;

(q) Mayfield Baring Street No.2 Design Note Drainage Strategy Supplementary Note by Roc: and

(r) Deloitte Real Estate e-mail Wed, 27 Nov 2019 in relation to the bridge link phasing (Phase G)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, 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 polices DC20 and DC26.1.

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

Samples and specifications of all materials to be used on all external elevations and drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management. This process shall include for reviewing the extent and design of the louvred panels on each building to minimise the amount and provide an architecturally appropriate louvre in line with Deloitte's e-mail dated 11-09-23.; and

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The development hereby approved shall be carried out fully in accordance with the following information discharged under application ref no CDN/22/0776:

(a) Geoenvironmental and Geotechnical Desk Study, Mayfield Regeneration, BurroHappold, Ref: 035548, Dated 10 August 2017.

Phase 2 Site Investigation Plot M, ROC, Dated 9 December 2019

Phase 3a Remediation Strategy, Plots O M and N RoC Ref: RoCP Ltd / ES / 4153-ROC-XX-XX-RP-ES-P3RS1, Dated: 17 December 2020

Validation Report (Remediation and Enabling Works Validation) Mayfield Parks and Plots M, N and O, EP3, Reference: 14-575-R1-Rev 1, Dated: November 2021

(b) 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.

(c) 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.

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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

5) The enabling phase of the development shall be carried out on an ongoing basis in accordance with the following:

Construction Management Plan (Enabling Works) (dated September 2020) relating to Site Remediation prepared by P. P. O'Connor.

The main works shall be carried out on an ongoing basis in accordance with the following:

THE REPUBLIC, MAYFIELD , MANCHESTER , CONSTRUCTION MANAGEMENT PLAN by Lendlease October 2024 approved in writing by the City Council as Local Planning Authority under CDN/24/0889

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The development, hereby approved, shall be carried out fully in accordance with the WSI prepared by Salford Archaeology and two plans showing the proposed locations of the archaeological evaluation trenches (Written Scheme of Investigation (WSI) (dated September 2020) and an Archaeological Excavation Report (Draft) (dated July 2021) prepared by Salford Archaeology) discharged under CDN/22/0776 and the Mayfield Archaeology Dissemination and Interpretation Scheme dated 08 March 2022

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

GMAAS will monitor the conditioned fieldwork and the production of the final report on behalf of Manchester City Council.

7) The development hereby approved shall be carried out fully in accordance with the following information, discharged under CDN/22/0776:

Geoenvironmental and Geotechnical Desk Study, Mayfield Regeneration, BuroHappold, Ref: 035548, Dated 10 August 2017. Phase 2 Site Investigation Plot M, ROC, Dated 9 December 2019 Phase 3a Remediation Strategy, Plots O M and N RoC Ref: RoCP Ltd / ES / 4153-ROC-XX-XX-RP-ES-P3RS1, Dated: 17 December 2020 Validation Report (Remediation and Enabling Works Validation) Mayfield Parks and Plots M, N and O, EP3, Reference: 14-575-R1-Rev 1, Dated: November 2021.

Reason

For the ongoing protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy

8) Piling works associated with the development hereby approved shall be carried out fully in accordance with the following information, discharged under CDN/22/0776:

Remediation Strategy (Plot O, N, and M) by ROC (dated January 2021) and associated Validation Report (dated December 2021) prepared by E3P which states that it is unlikely any sources of contamination will be introduced into the Sandstone aquifer during piling works. The enabling earthworks have been enacted in compliance with the requirements of the Strategy, further

remedial requirements are not required with respect to piling or other penetrative methods of foundation construction

Reason

For the ongoing protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy

9) No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are known or suspected to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

For the future protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy.

10) The development shall be implemented in accordance with the following:

Mayfield Phase 1a - The Republic Drainage Statement JANUARY 2025 by Civic (3 sections) stamped as received on 23-01-24; and

Dwgs 0196_MAY-CIV-SWI-XXXX-DR-C-310011 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003505 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003504 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003503 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003502 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003501 P01, 0197_MAY-CIV-SWI-XXXX-DR-C-310002 P02, 0197_MAY-CIV-SWI-XXXX-DR-C-310003 P02, 0197_MAY-CIV-SWI-XXXX-DR-C-310004 P02, 0197_MAY-CIV-SWI-XXXX-DR-C-310011 P01, 0197_MAY-CIV-SWI-XXXX-DR-C-310012 P01, 0197_MAY-CIV-SWI-XXXX-DR-C-310021 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003107 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003500 P01 all stamped as received on the 08-04-25

(as approved under CDN/25/0055)

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.

The development shall be constructed in accordance with the approved details within an agreed timescale.

11) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- (a) Verification report providing photographic evidence of construction as per design drawings;
- (b) As built construction drawings if different from design construction drawings;

(c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) Prior to first occupation of the development a Sustainability Strategy for Mayfield shall be submitted and agreed in writing by Manchester City Council. This will detail how Mayfield will maximise the social, environmental and economic benefits for the City of Manchester, with reference to the Phase 1 Sustainability Statement (Application 2) 23 October 2019 as a reference document. This will include a reporting mechanism back to the City Council.

The strategy should also consider how Mayfield can:

- * Remove health inequalities and enable more healthy lifestyles;

- * Align with the the Play Strategy with Manchester Joint Health & Wellbeing Strategy; and

- ** Local Labour or Recruitment Plan which outlines the immediate and future staffing of the approved end use.

Reason: Pursuant to Core Strategy Policies SP1, DM1, CC1, CC8, CC10, EN1, EN4, EN6, EN8 and EC1

13) The development shall be implemented in accordance with The Republic, Mayfield Circular Economy Statement by Lendlease stamped as received on 23-01-24

(as approved under CDN/25/0055)

The performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

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

14) The development shall be implemented on the basis of the Local Labour Construction - Proposal and Reporting Template as discharged under condition ref no CDN/24/0889.

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

15) The development hereby approved shall be carried out in accordance with the The Republic Mayfield, Energy Statement by WSP dated July 2024

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

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

16) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with

- (a) the offices; and
- (b) each commercial unit;

to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required 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 above noise criteria has 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.

The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future occupiers and adjacent residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved UDP Policy DC26.

17) The development shall be implemented in accordance with the following:

DDN-AC-03 Assessment to discharge Planning Condition 17 as discharged under application ref no CDN/24/0889

The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required 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 above noise criteria has 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 secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

18) The ground floor commercial units as shown in Dwgs A283-MCO-XX-00-DR-A-01101 Rev P02 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

19) Before each ground floor uses hereby approved commences, details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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

20) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each of the commercial units shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

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

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

22) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

23) The development shall be implemented in accordance with the Mayfield Phase 1a - The Republic, prepared by WSP, Dated January 2025 and drainage drawings 0197_MAY-CIV-SWI-ZZZZ-DR-C-300002 P01 and 0197_MAY-CIV-SWI-ZZZZ-DR-C-300003 P01 with supporting appendices (Appendix D: Permanent Drainage Model Schematic and Results, Appendix E:

Temporary Drainage Model Schematic and Results Appendix F: 2023 Site Investigation and Water Sample Sheet, (Analytical Report Number : 23-68794)

(as approved under CDN/25/0055)

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

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)) and DM1

24) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

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

25) Prior to occupation of the development a servicing strategy for the building shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved management plan.

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

26) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

27) The window(s) at ground level, fronting onto the Park shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

28) The development shall be carried out in accordance with the Crime Impact Assessment Version A dated 25-09-19;. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured 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

29) The development hereby approved shall be carried out in accordance with Appendix 7.2 Framework Travel Plan within the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate.

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

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services;
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;
- vi) measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington;
- vii) details of cycle parking within the public realm

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

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

30) Prior to the commencement of above ground works a programmes for submission of final details of the public realm works and highway works as shown in dwg numbered 0368-SEW-ZZ-00-DR-L-001100 Rev P01 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) Final details of the any required wind mitigation measures as set out in the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate and EIA Statement of Conformity dated June 2023;

(b) Details of all hard (to include use of natural stone or other high quality materials) landscaping including adjacent to the Mancunian Way;

(c) Details of all soft landscaping works, (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit;

(d) 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; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturalist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;

(e) 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, bat boxes and bricks and bird boxes;

(f) Location and design of all street furniture including seating, bins, bollards, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g) Lighting around the site;

(h) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and

(i) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all;

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

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,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to 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.

31) Prior to occupation of any of the commercial units details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

32) The commercial units as shown on drawing Dwgs A283-MCO-XX-00-DR-A-01101 Rev P02 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

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

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

34) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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

35) The commercial units, as indicated on drawings Dwgs A283-MCO-XX-00-DR-A-01101 Rev P02 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) can be occupied as Class E (excluding Class E (d)), Sui Generis Use (p and q) or Class F1 Use. The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

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, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

36) In the event that any of the commercial units, as indicated on drawings Dwgs A283-MCO-XX-00-DR-A-01101 Rev P02 (Ground Floor Plan) and A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) are occupied as an A3/A4 , prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

Management of patrons and control of 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.

Reason - To safeguard the amenities of nearby residential and hotel occupiers as, 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) Before the building is first brought into use details of a Management Strategy for the building including details of on site management and security shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of public safety and pursuant to policies DM1 and SP1 of the Core Strategy

38) The risk of UXB on the site shall be managed in accordance with the following:

Explosive Ordnance Threat Assessment (dated July 2017) with implementation in accordance with the Explosive Ordnance Threat Mitigation Strategy (dated September 2020) prepared by Planit. If, at any time during development, high risk UXO not previously identified is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily

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.

39) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

40) The amenity space and roof terrace at levels 7 and 10 hereby approved shall be used as ancillary facilities for office users or visitors to the office facilities and shall not be accessible or useable by the general public.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

41) The offices hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under part (g)(i) of Use Class E and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

42) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on plan A283-MCO-XX-00-DR-A-01101 REV 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).

43) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

The ground floor commercial unit of the development hereby approved shall only be used for Use Classes E a, b, c, e, f, g and / or Use Class Sui Generis (p) and (q)) (excluding convenience retail)

Reason - In the interest of protecting the amenity of the office users above pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

44) Before the operation of each ground and mezzanine floor unit, identified on Dwgs A283-MCO-XX-00-DR-A-01101 Rev P02 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) within:

Class E (excluding Class E (d) and (g)(i))
Sui Generis Use (p and q) or
Class F1 Use

commences , details of how each unit will be acoustically insulated and treated to limit the break out of noise s to adjacent noise sensitive uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

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

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

Informatives

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

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

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

3) Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

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

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

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

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

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

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

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

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

10) MCC records highlight that the underground watercourse (Corn Brook) is located within close proximity to the site (approximately 10m to the west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

The developer can request MCC asset records for this location via the following link:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=llfa>

11) The consent hereby granted does not negate the need for any statutory consents required in relation to the development relating to Gas Infrastructure from Cadent Gas

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

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

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or

developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

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

Water Main

A water main is located in the vicinity of the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website:

<https://www.unitedutilities.com/builders-developers/your-development/planning/buildingover-or-working-near-our-assets/working-near-our-pipes/> . The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
City Centre Renegeration
Work & Skills Team
Strategic Development Team
Greater Manchester Police
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Natural England
Greater Manchester Ecology Unit
Network Rail
Planning Casework Unit

Flat 57, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 68, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 114, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 52, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 54, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 13, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 152, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 148, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 155, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 151, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 143, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 106, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 99, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 108, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 99, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 94, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 89, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 97, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 73, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 77, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 64, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 81, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 69, Mill Point, 29 Berry Street, Manchester, M1 2AR
Depot Mayfield, 11 Baring Street, Manchester, M1 2PY
72 Cotter Street, Manchester, M12 6EY
37 Cotter Street, Manchester, M12 6EY
33 Cotter Street, Manchester, M12 6EY
82 Brydon Avenue, Manchester, M12 6JA
Flat 47, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 21, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 35, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 55, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 95, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 120, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 46, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 40, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 10, Mill Point, 29 Berry Street, Manchester, M1 2AR

Flat 54, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 68, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 61, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 62, Mill Point, 29 Berry Street, Manchester, M1 2AR
First Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6FZ
Second Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6FZ
21 Thirsk Street, Manchester, M12 6FW
Graphite House, Paddock Street, Manchester, M12 6HT
Margaret House, 23 Manor Street, Manchester, M12 6HE
94 Cotter Street, Manchester, M12 6HQ
81 Brydon Avenue, Manchester, M12 6JA
86 Cotter Street, Manchester, M12 6HQ
39 Paddock Street, Manchester, M12 6HT
Unit 2B, Progress Centre, Charlton Place, Manchester, M12 6HS
Second Floor, 27 Ardwick Green North, Manchester, M12 6FZ
Ground Floor, 27 Ardwick Green North, Manchester, M12 6FZ
Tanzaro House Block D First Floor Rear, The Mews, Charlton Place, Manchester, M12 6HS
Unit 1F, Progress Centre, Charlton Place, Manchester, M12 6HS
54 Cotter Street, Manchester, M12 6EY
11 Billing Avenue, Manchester, M12 6EZ
Flat 83, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 85, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 76, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 86, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 66, Mill Point, 29 Berry Street, Manchester, M1 2AR
Ground Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6HS
33 Paddock Street, Manchester, M12 6HT
25 Paddock Street, Manchester, M12 6HT
St Thomas Parish Rooms, Randerson Street, Manchester, M12 6FY
First Floor, 17 - 19 Manor Street, Manchester, M12 6HE
25 Manor Street, Manchester, M12 6HE
Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
Unit 1, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
90 Cotter Street, Manchester, M12 6HQ
80 Brydon Avenue, Manchester, M12 6JA
Unit 2A, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 3D, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 1D And Unit 1E, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 3C, Progress Centre, Charlton Place, Manchester, M12 6HS
First Floor, 27 Ardwick Green North, Manchester, M12 6FZ
27 Ardwick Green North, Manchester, M12 6DL
Flat 5, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER
Flat 2, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER
The St Thomas Centre, Niven Street, Manchester, M12 6PQ
62 Cotter Street, Manchester, M12 6EY
1 Billing Avenue, Manchester, M12 6EZ
3 Billing Avenue, Manchester, M12 6EZ
31 Ardwick Green North, Manchester, M12 6HE
Unit 1, Progress Centre, Charlton Place, Manchester, M12 6HS
Tanzaro House Block D First Floor Front, The Mews, Charlton Place, Manchester, M12 6HS
55 - 57 Ardwick Green North, Manchester, M12 6ER
10 Billing Avenue, Manchester, M12 6EZ
60 Cotter Street, Manchester, M12 6EY
Projekts MCR Ltd, Projekts Skateboard Park, 41 Baring Street, Manchester, M1 2PY

[illegible]

[illegible]

Flat 79, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 70, Mill Point, 29 Berry Street, Manchester, M1 2AR
48 Cakebread Street, Manchester, M12 6HF
Block D Second Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6HS
Escape To Freight Island, 11 Baring Street, Manchester, M1 2PY
31 Paddock Street, Manchester, M12 6HT
27 Paddock Street, Manchester, M12 6HT
Ground Floor, 17 - 19 Manor Street, Manchester, M12 6HE
Unit 8, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG
85 Brydon Avenue, Manchester, M12 6JA
80 Cotter Street, Manchester, M12 6EY
78 Cotter Street, Manchester, M12 6EY
64 Cotter Street, Manchester, M12 6EY
31 Cotter Street, Manchester, M12 6EY
Unit GC, Progress Centre, Charlton Place, Manchester, M12 6HS
27 Manor Street, Manchester, M12 6HE
Ground Floor, 27 Manor Street, Manchester, M12 6HE
Basement, 27 Ardwick Green North, Manchester, M12 6FZ
Unit 15, Progress Centre, Charlton Place, Manchester, M12 6HS
Flat 1, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER
2 Billing Avenue, Manchester, M12 6EZ
49 Brydon Avenue, Manchester, M12 6DQ
52 Cotter Street, Manchester, M12 6EY
5 Billing Avenue, Manchester, M12 6EZ
15 Billing Avenue, Manchester, M12 6EZ
65 - 69 Downing Street, Manchester, M1 7JE
Flat 221, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 67, Mill Point, 29 Berry Street, Manchester, M1 2AR
Tanzaro House, Ardwick Green North, Manchester, M12 6HS
35 Paddock Street, Manchester, M12 6HT
Seventy7, The Old School House, Thirsk Street, Manchester, M12 6FW
79 Brydon Avenue, Manchester, M12 6JA
76 Cotter Street, Manchester, M12 6EY
74 Cotter Street, Manchester, M12 6EY
35 Cotter Street, Manchester, M12 6EY
41 Paddock Street, Manchester, M12 6HT
Unit 10, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 5, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 14, Progress Centre, Charlton Place, Manchester, M12 6HS
Apartment 4, 55 - 57 Ardwick Green North, Manchester, M12 6ER
4 Billing Avenue, Manchester, M12 6EZ
20 Billing Avenue, Manchester, M12 6EZ
1 - 3 Ardwick Green North, Manchester, M12 6ZZ
Flat 53, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 215, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 205, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 206, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 56, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 86, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 80, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 217, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 51, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 73, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 45, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD

Flat 136, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 129, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 8, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 121, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 94, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 30, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 154, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 142, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 202, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 59, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 64, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 123, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 40, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 92, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 76, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 34, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 130, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 131, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 90, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 105, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 1, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 104, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 102, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 103, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 144, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 105, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 90, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 100, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 121, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 116, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 119, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 109, Mill Point, 29 Berry Street, Manchester, M1 2AR
Vehicle Repair Workshop Junction Back Downing Street, Braley Street, Manchester, M12 1ZZ
Flat 33, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 12, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 22, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 110, Mill Point, 29 Berry Street, Manchester, M1 2AR
Units 1 To 3, Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH
Flat 41, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 2, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 38, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 20, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 8, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 32, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 9, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 26, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 18, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 42, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 60, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 59, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 84, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 52, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 63, Mill Point, 29 Berry Street, Manchester, M1 2AR

Flat 88, Mill Point, 29 Berry Street, Manchester, M1 2AR
Unit 2, Manor Street, Manchester, M12 6HE
Second Floor, 9 - 19 Ardwick Green North, Manchester, M12 6FZ
Units 5 To 8, Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH
Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH
Mayfield Storage, Fairfield Street, Manchester, M1 2QF
29 Paddock Street, Manchester, M12 6HT
Unit 1B, Manor Street, Manchester, M12 6HE
84 Brydon Avenue, Manchester, M12 6JA
96 Cotter Street, Manchester, M12 6HQ
29 Ardwick Green North, Manchester, M12 6DL
Flat 98, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 80, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 113, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 122, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 51, Mill Point, 29 Berry Street, Manchester, M1 2AR
Unit 4, Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH
Flat 4, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 6, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 15, Mill Point, 29 Berry Street, Manchester, M1 2AR
First Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6JH
Basement To First Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6FZ
37 Paddock Street, Manchester, M12 6HT
17 Manor Street, Manchester, M12 6HE
Victoria House, 21 Manor Street, Manchester, M12 6HE
Unit 1A, Manor Street, Manchester, M12 6HE
88 Cotter Street, Manchester, M12 6HQ
39 Cotter Street, Manchester, M12 6EY
Unit 3B, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 3A, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 11, Progress Centre, Charlton Place, Manchester, M12 6HS
Flat 3, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER
Apartment 1, 55 - 57 Ardwick Green North, Manchester, M12 6ER
6 Billing Avenue, Manchester, M12 6EZ
13 Billing Avenue, Manchester, M12 6EZ
18 Billing Avenue, Manchester, M12 6EZ
Caretakers Flat, Territorial Army Centre, Ardwick Green North, Manchester, M12 6HD
Flat 9, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 93, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 11, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 210, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 211, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
29A Ardwick Green North, Manchester, M12 6DL
Block A Second Floor Front, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JU
Unit 6, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 13, Progress Centre, Charlton Place, Manchester, M12 6HS
Flat 4, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER
Apartment 5, 55 - 57 Ardwick Green North, Manchester, M12 6ER
Apartment 2, 55 - 57 Ardwick Green North, Manchester, M12 6ER
8 Billing Avenue, Manchester, M12 6EZ
50 Cotter Street, Manchester, M12 6EY
7 Billing Avenue, Manchester, M12 6EZ
9 Billing Avenue, Manchester, M12 6EZ
16 Billing Avenue, Manchester, M12 6EZ

Flat 22, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 83, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 209, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 218, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 220, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 28, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 50, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 11, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 14, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 34, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 37, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 17, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 74, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 72, Mill Point, 29 Berry Street, Manchester, M1 2AR
Ground Floor, 48 Cakebread Street, Manchester, M12 6HF
Block A Second Floor Rear, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JU
1 Charlton Place, Manchester, M12 6HS
Unit 1C, Manor Street, Manchester, M12 6HE
Flat 216, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
86 Brydon Avenue, Manchester, M12 6JA
92 Cotter Street, Manchester, M12 6HQ
83 Brydon Avenue, Manchester, M12 6JA
70 Cotter Street, Manchester, M12 6EY
68 Cotter Street, Manchester, M12 6EY
66 Cotter Street, Manchester, M12 6EY
56 Cotter Street, Manchester, M12 6EY
Unit 3, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 8, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 2C, Progress Centre, Charlton Place, Manchester, M12 6HS
Rear Ground Floor, 27 Ardwick Green North, Manchester, M12 6FZ
Unit 12, Progress Centre, Charlton Place, Manchester, M12 6HS
Flat 6, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER
Apartment 3, 55 - 57 Ardwick Green North, Manchester, M12 6ER
58 Cotter Street, Manchester, M12 6EY
12 Billing Avenue, Manchester, M12 6EZ
14 Billing Avenue, Manchester, M12 6EZ
Army Reserve Centre, Ardwick Green North, Manchester, M12 6HD
Flat 39, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 118, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 88, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 20, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 98, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 84, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 72, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 219, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 204, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 103, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 23, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 77, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 18, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 5, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 85, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 69, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 91, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG

Flat 44, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 42, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 82, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 146, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 100, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 109, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 26, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 96, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 101, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 118, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 63, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 62, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 101, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 124, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 32, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 107, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 4, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 24, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 87, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 149, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 140, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 38, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 93, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 91, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 112, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 123, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 58, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 78, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 44, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 213, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 115, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 23, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 27, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 7, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 45, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 24, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 36, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 43, Mill Point, 29 Berry Street, Manchester, M1 2AR

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL