HALLIDAY
MEECHAM
ARCHITECTS

Approval of details reserved by a condition (discharge) Schedule Rev C - 13/05/2025		
Condition Number	Condition	Status
1	1) The development must be begun not later than the expiration of three years beginning with the date of this permission. Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.	Information Issued for Discharging Condition is not required.
2	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: -Drawing - Proposed 5652-HMA-GKH-00-DR-A-00202 P01 GF PLAN -Drawing - Proposed 5652-HMA-GKH-01-DR-A-00204 P01 LEVEL 01 PLANS -Drawing - Proposed 5652-HMA-GKH-02-DR-A-00205 P01 LEVEL 02 TO LEVEL 06 FLOOR PLANS -Drawing - Proposed 5652-HMA-GKH-07-DR-A-00206 P01 LEVEL 07 TO LEVEL 14 FLOOR PLANS -Drawing - Proposed 5652-HMA-GKH-ML-DR-A-00203 P01 MEZZANINE LEVEL PLAN -Drawing - Proposed 5652-HMA-GKH-RF-DR-A-00207 P01 ROOF PLAN -Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00208 P01 NORTH ELEVATION -Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00209 P01 EAST ELEVATION -Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00210 P01 SOUTH ELEVATION -Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00211 P01 WEST ELEVATION -Drawing - Proposed 5652-HMA-GKH-ZZ-DR-A-00212 P01 SITE SECTION AA -Design & Access Statement DESIGN AND ACCESS STATEMENT	Information Issued for Discharging Condition is not required.

	-Supporting Information CONSTRUCTION MANAGEMENT PLAN (CPHSP) -Supporting Information CONSTRUCTION WASTE MANAGEMENT PLAN / QUALITY PLAN -Supporting Information FIRE STATEMENT -Supporting Information GLINT AND GLARE ASSESSMENT All received by the City Council, as Local Planning Authority, on 26/03/2024 Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)	
3	3) Notwithstanding the approved details (Supporting Information CONSTRUCTION MANAGEMENT PLAN (CPHSP); Supporting Information CONSTRUCTION WASTE MANAGEMENT PLAN / QUALITY PLAN received by the City Council, as Local Planning Authority, on 26/03/2012), prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include: -The routing of construction traffic; -Detail the vehicular activity associated with the construction including appropriate swept-path assessment; -Details of the location and arrangements for contractor parking; -The identification of the vehicular access points into the site; -Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period; -The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The construction and demolition works shall be carried out in accordance with the approved construction management plan. 139636/FO/2024 Page 4 of 8	The following three documents have been submitted for discharging the Conditions No. 3 on 07/05/2025. • George Kenyon Building QMP • Site Waste Management Plan • UoM George Kenyon CPP

	Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).	
4	4) a) Prior to the commencement of the development, a scheme for acoustically insulating the proposed accommodation against external noise sources shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 10 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq b) Prior to first occupation of the development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria. Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).	This condition was discharged on 24/04/2025.
5	5) Prior to the commencement of the development hereby approved, samples of all materials to be used on the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of physical	The drawing no. 5749-HMA-GKH-A-00220_P01 - Proposed Freestanding Mock Up Cladding Panel was submitted for discharging the Conditions No. 3 on

	samples and specifications of all materials to be used on the facades, rooftop and doorway together with method of fixing. The approved materials shall then be implemented as part of the development. 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.	13/05/2025. This drawing confirms the elevation mock-up panel to be constructed on-site for final approval by the MCC Planning Officer.
6	6) Prior to the installation of cladding to the facade, a scheme for the arrangement/pattern of the cladding shall be submitted to an approved in writing by the 139636/FO/2024 Page 5 of 8 City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. 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.	This condition was discharged on 24/04/2025.
7	7) Prior to any works to the entrance to the building taking place, details shall be submitted for approval in writing by the City Council, as Local Planning Authority, to demonstrate the entrance remains fully accessible. The approved details shall be implemented as part of the development and thereafter retained and maintained for as long as the development remain in use. Reason - In the interest of ensuring that the building remains accessible for all users pursuant to policy DM1 of the Manchester Core Strategy (2012).	Outstanding Details of the entrance will be submitted as part of a separate Condition Discharge application.