MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Urban & Civic
C/o Agent

Agent (if used)

Lydia Connell
Stantec
100 Barbirolli Square
Manchester
M2 3AB

Part 1 – Particulars of the application/development

Proposal: Variation of planning application ref 137127/JO/2023 to vary Condition 9 (Landscaping) to remove the requirement for street planting.

Location: Land Bounded By Whitworth Street, Venice Street, Rochdale Canal And Princess Street, Manchester

Date of application: 15 August 2024

Application number: 139706/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

Condition(s) attached to this decision

1) The development must have begun not later than the 09/03/2020.

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:

(a) 454.001_G, 454.100_C, 454.101_C, 454.102_C, 454.103_C, 454.104_D and 454.105_E;

(b) 10011-B0-A-B5D9-D-01, 10011-B0-A-B5D9-E-E 003, 10011-B0-A-B5D9-E-N 003, 10011-B0-A-B5D9-E-S 003, 10011-B0-A-B5D9-E-W 003, 10011-B0-A-B5D9-P-00-001 - 003, 10011-B0-A-B5D9-P-02-001, 10011-B0-A-B5D9-P-07-001, 10011-B0-A-B5D9-P-10-001, 10011-B0-A-B5D9-P-12-001, 10011-B0-A-B5D9-P-B1-001, 10011-B0-A-B5D9-P-B2-001, 10011-B0-A-B5D9-P-RF-002, 10011-B0-A-B5D9-S-AA-001, 10011-B0-A-B5D9-S-BB-001, 10011-B0-A-B5D9-XP-00-001 and 10011-B0-A-B5D9-XP-00-002;

(c)10011-B1-A-B5D9-D-T1 Rev 03, 10011-B1-A-B5D9-D-T3 Rev 03, 10011-B1-A-B5D9-E-E
10011-B1-A-B5D9-E-N, 10011-B1-A-B5D9-E-S, 10011-B1-A-B5D9-E-W, 10011-B1-A-B5D9-P-AL-001 and10011-B1-A-B5D9-P-AL-002,

(d) 10011-B2-A-B5D9-D-T1, 10011-B2-A-B5D9-D-T3, 10011-B2-A-B5D9-E-E-003, 10011-B2-A-B5D9-E-N-003, 10011-B2-A-B5D9-E-S-003, 10011-B2-A-B5D9-E-W-003, 10011-B2-A-B5D9-P-AL-001 and 10011-B2-A-B5D9-P-AL-002,

(e) 10011-B3-A-B5D9-D-T1, 10011-B3-A-B5D9-D-T3, 10011-B3-A-B5D9-E-E, 10011-B3-A-B5D9-E-N, 10011-B3-A-B5D9-E-S, 10011-B3-A-B5D9-E-W, 10011-B3-A-B5D9-P-AL-001 and 10011-B3-A-B5D9-P-AL-002;

(f) 10011-B1-A-G251-SK-024 Revision 02 and 10011-B1-A-G251-SK-025 Revision 02;

(g) Phasing as set out in Deloitte Real Estates letter dated 19/07/19;

(h) Ramboll Ventilation Dwgs in relation to location of risers BSMOB10(57) 1001 P2;

(i) Recommendations contained in the Ramboll SAP Services Strategy (Nov 2016);

(j) Recommendations in Crime Impact Assessment Version D dated 18th Nov 2016; and

(k) Recommendations within the Aecom Air Quality Addendum dated Nov 2016 and points 1 and 2 of Eve Grant's e-mail dated 27-01-17.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1 , DC20 and DC26.1.

3) The materials of the development shall be retained and maintained in accordance with the following documents:

- Covering Letter (Prepared by Stantec; Dated 02/02/2024)
- Programme of samples Rev 00 (Dated January 2018)
- Lendlease ensuring the correct quality - Inspection and test process
- Offsite manufacturing process flowchart
- Sport Checking works flowchart
- Site photograph of sample panel
- 10011-B0-A-G330-D-AL-101 Revision R: TYPICAL LOWER FLOOR SLAB ACTIVE VENT AND INFILL SLOT SECTION (Dated April 2018)

o 10011-B0-A-G330-D-AL-102 Revision R: TYPICAL UPPER FLOOR SLAB ACTIVE VENT AND INFILL SLOT SECTION (Dated April 2018)
o 10011-B0-A-G330-D-AL-104 Revision R: TYPICAL LOWER FLOOR SLAB WINDOW PLAN IWS-110 (Dated May 2018)
o 10011-B0-A-G330-D-AL-109 Revision R: LEVEL 02 SLAB SECTION ACTIVE VENT - TOP CONNECTION PRECAST BRACKET DETAIL (Dated December 2018)
o 10011-B0-A-G330-D-AL-110 Revision R: INTERNAL WALL LINING TYPICAL ROOF PARAPET DETAILS (Dated December 2018)
o 10011-B0-A-G330-D-AL-115 Revision R: INTERNAL WALL LINING TYPICAL WINDOW ROOF UPSTAND (Dated April 2019)

All received and approved under application CDN/24/0093.

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) Wheel washing facilities shall be provided in accordance with the details contained within Deloitte's letter (Dated 13/02/2018), MNS Project Execution Plan (Dated January 2018 prepared by LendLease), MNS Environment Health and Safety Plan (Dated January 2018 prepared by LendLease), and MNS Logistics and Sequencing (Dated January 2018 prepared by LendLease), all submitted and approved under application CDN/18/0096.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

5) The development hereby approved shall be carried out in accordance with the Phase 1 Desktop Study for Princess Street and Whitworth Street Corner, RoC Consulting, Reference: JB/AS/p1 3251, Dated: August 2015 (updated January 2017) subject to a watching brief being undertaken to establish any unexpected contamination. Additionally, the development will also proceed in accordance with the Roc Letter (Dated 04/03/22), Waste Transfer Notes (Dated 14/06/22, 16/06/22 and 27/07/22) and CONTAMINATED LAND INFORMATION (dated 09/08/22) and Deloitte's e-mail (Dated 09/08/22), all received and approved under application CDN/22/0264.

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. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of planning permission 087671/FO/2008/C3. Pursuant to policies DM1 and EN18 of the Core Strategy.

6) The development shall be implemented in accordance with the MNS Project Execution Plan (Dated January 2018 prepared by LendLease), the MNS Environment Health and Safety Plan (Dated January 2018 prepared by LendLease), and the MNS Logistics and Sequencing (Dated January 2018 prepared by LendLease), all received and approved under application CDN/18/0096.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

7) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason: In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

8) The development shall be carried out in accordance with the details contained within the Greater Manchester Police SbD Registration Letter, including the SbD Checklist, (dated 12 July 2017) submitted and approved under application CDN/22/0264, and Adrian Murphy's (Design for Security's) e-mail (Dated 05/10/20; Submitted in relation to Building 3) submitted and approved under application CDN/20/0647.

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

9) The development shall be completed in accordance with the following drawings and documents submitted:

- 252194-LPP-52-SW-L00-DPL-L-0007-REV-C11 (Surface Water Drainage and Levels Plan)
- 252194-LPP-90-SW-L00-DET-L-0405-REV-C4 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0406-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0407-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0408-REV-C6 (Detail B1 Terrace Wall Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DPL-L-0001-REV-C11 (Landscape Proposal Plan)
- 252194-LPP-90-SW-L00-DPL-L-0008-REV-C12 (Slab Levels & Screed Ground Floor)
- 252194-LPP-90-SW-L00-DPL-L-0009-REV-C4 (surveyed slab levels)
- 252194-LPP-90-SW-L00-DPL-L-0014-REV-C6 (door protection)
- 252194-LPP-90-SW-L00-DPL-L-0022-REV-C2 (Kerbing Plan)
- 252194-LPP-90-SW-L00-DPL-L-0050-REV-C5 (Terrace slab setting out)
- 252194-LPP-90-SW-L00-DPL-L-0051-REV-C6 (Setting out of courtyard walls and footings)
- 252194-LPP-90-SW-L00-DSE-L-0100-REV-C11 (Canalside sections)
- 252194-LPP-90-SW-L00-DSE-L-0101-REV-C6 (Detailed section courtyard landscape, sheet 1)
- 252194-LPP-90-SW-L00-DSE-L-0102-REV-C7 (Detailed section courtyard landscape, sheet 2)
- 252194-LPP-90-SW-L00-DSE-L-0103-REV-C7 (Detailed sections Venice street sheet 1)
- 252194-LPP-90-SW-L00-DSE-L-0107-REV-C4 (Detailed Sections Courtyard Landscape Sheet 3)
- 252194-LPP-90-SW-L00-DSE-L-0108-REV-C6 (Detailed Sections Courtyard Landscape Sheet 4)
- 252194-LPP-90-SW-L00-SSP-L-0600 (Landscape NBS Specification)
- 252194-LPP-95-SW-L00-DET-L-0210-REV-C8 (Yorkstone paving)
- 252194-LPP-95-SW-L00-DET-L-0215-REV-C5 (Typical paving details: Sheet 01)

o 252194-LPP-95-SW-L00-DET-L-0216-REV-C7 (Typical paving details: Sheet 02)
o 252194-LPP-95-SW-L00-DET-L-0217-REV-C7 (Typical paving details: Sheet 03)
o 252194-LPP-95-SW-L00-DET-L-0218-REV-C7 (Courtyard paving build ups and slab joints)
o 252194-LPP-95-SW-L00-DET-L-0402-REV-C2 (Walls 01/01 setting out)
o 252194-LPP-95-SW-L00-DET-L-0403-REV-C4 (Walls 01/02 setting out)
o 252194-LPP-95-SW-L00-DET-L-0404-REV-C2(Walls 01/03 setting out)
o 252194-LPP-95-SW-L00-DPL-L-0010-REV-C13 (Detail Hard Landscape Plan 1 of 2)
o 252194-LPP-95-SW-L00-DPL-L-0011-REV-C12 (Detail Hard Landscape Plan 2 of 2)
o 252194-LPP-95-SW-L00-DPL-L-0012-REV-C5 (Venice Street Works)
o 252194-LPP-90-SW-L00-DPL-L-0021-REV-C3 (GA Setting out)
o o 252194-LPP-90-SW-L00-DET-L-0470-REV-C4 (typical tree pits)
o o 252194-LPP-90-SW-L00-DSE-L-0109-REV-C5 (Detailed Sections Courtyard Landscape Sheet 5)
o o 252194-LPP-90-SW-L00-DSE-L-0110-REV-C4 (Detailed Sections Courtyard Landscape Sheet 6)
o Delottie's e-mail (Dated 15/09/20)
o 252194-LPP-95-SW-L00-DET-L-0401-REV-C5 (Low walls: Sections & Bench tops)
o 252194-LPP-95-SW-L00-DET-L-0441-REV-C4 (Circular planter)
o 252194-LPP-95-SW-L00-DET-L-0480-REV-C6 (Lighting: Co-ordinated proposals)
o 252194-LPP-90-SW-L00-DPL-L-0013-REV-C5 (steps and ramps)
o 252194-LPP-95-SW-L00-DET-L-0400-REV-C9 (Low walls: elevations)
o 252194-LPP-95-SW-L00-DET-L-0430-REV-C10 (Canal walls / glass balustrade)
o 252194-LPP-95-SW-L00-DET-L-0432-REV-C3 (Elevation of Canalside Wall & Balustrade)
o 252194-LPP-95-SW-L00-DET-L-0435-REV-C3 (Canal interface: Existing wall scope sheet 01)
o 252194-LPP-95-SW-L00-DET-L-0460-REV-C10 (Steps 1 of 2)
o 252194-LPP-95-SW-L00-DET-L-0461-REV-C10 (Steps 2 of 2)
o 252194-LPP-95-SW-L00-DET-L-0462-REV-C4 (Handrails)

All received and approved under application CDN/23/0301

o Trial Tree Pit Sections Princess Street (Received 30/07/2024)
o 454.001 Revision B Landscape Proposal Plan - Trial Tree Pits (Received 12/07/2024)
o 3532-0216-01: Overlay QL2B" Utility Survey drawings (Received 24/04/2024)

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 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 emerging Core Strategy.

10) The development shall be completed and maintained in accordance with the Landscape Management and Maintenance Plan, 252194-LPP-90-SW-L00-COM-L-0630_C1, 24 September 2019; and Risk Assessment: 252194-LPP-90-SW-L00-RRR-L-0650 iss1 rev C1 (Submitted and approved under application CDN/20/0408). The approved details shall remain in operation in perpetuity. The development shall then proceed in accordance with the agreed details and be maintained thereafter for the lifetime of the development.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

11) The development shall proceed and be maintained in accordance with the Full Residential Management Plan (Prepared by Zenith Property Management), submitted to and approved under application CDN/19/1016. The approved strategy shall remain in operation in perpetuity.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

12) Before any new use hereby approved commences, within each of the ground floor units below the residential blocks 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.

13) The scheme shall be implemented in accordance with the following storage (including segregated waste recycling) and disposal of refuse drawings and documents:

o Manchester New Square - Refuse Strategy Note dated 21 March 2018 prepared by Simpson Haugh (Submitted and approved under application CDN/18/0213);
o Manchester New Square Refuse Schedule dated 13 March 2018 (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B0-A-G100-P-00-003 Rev 1 Site Plan Ground Floor Level Refuse Locations - annotated to show locations of refuse stores for residential, commercial and Regency House, with layby collection points highlighted (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B1-A-G200-P-00 Rev 17 Building 1 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B2-A-G200-P-00 Rev 12 Building 2 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B3-A-G200-P-00 Rev 19 Building 3 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Building 3 Ground Floor CCTV Room Added - ref: 10011-B3-A-G410-SK-002 rev01 (Submitted and approved under application CDN/20/0408).

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.

14) Deliveries, servicing and collections, including waste collections for the ground floor units, excluding Unit 1 in Building 2, 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

The deliveries, servicing and collections, including waste collections for Unit 1 Building 2, shall not take place outside the following hours:
- 06:00 to 22:00 Monday to Friday
- 07:00 to 22:00 Saturday
- 08:00 to 21:00 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.

15) The extraction of any fumes or vapours for the residential accommodation shall be completed in accordance with the Ventilation / Extract Statement, prepared by Ramboll (Submitted and approved under application CDN/19/1016).

Details of the extraction of any fumes, vapours and odours for the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use. The details of the approved scheme for each phase (as set out in condition 2 g above) shall be implemented prior to occupancy of that phase and shall remain in situ whilst the use or development is in operation.

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

16) a) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with any of the commercial uses; to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band 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.

b) Unit B within Building 2 shall acoustically insulate its externally mounted ancillary equipment in accordance with the Noise Impact Assessment (Prepared by KR Associates), received and approved under application CDN/24/0023.

The approved scheme for each phase (as set out in condition 2 (g) above) shall be implemented prior to occupancy of that phase and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

17) The development shall proceed in accordance with the compliance and acoustic insulation measures and performance set out in the Manchester New Square Final Acoustic Planning Report, prepared by Mach Group (Dated 21/08/19; Submitted and approved under application CDN/19/1016).

Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the ground floor uses within these blocks, with the exception of Unit B Building 2; shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full for each phase (as set out in condition 2 (g) above) before use of the residential premises within that phase first commences. A post completion validation report shall be submitted to the council to confirm the acoustic attenuation scheme meets the recommendations set out within the Acoustic Report by Sandy Brown (dated 31 August 2017).

Unit B Building 2 shall be acoustically insulated in accordance with the Noise Impact Assessment (Prepared by KR Associates), received and approved under application CDN/24/0023.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

18) The development shall be implemented in accordance with the Manchester New SQ - Site Wide Signage Strategy P03 (Received by the City Council, as Local Planning Authority, on the 20 September 2023; Approved under application CDN/23/0301).

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

19) The development shall discharge surface and foul water in accordance with MCC's letter (Dated 30/12/2016) approved under application CDN/18/0096.

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

20) 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.

21) The development shall proceed in accordance with the Full Travel Plan prepared by Curtins and the covering letter dated 13/03/2024 in relation to the Travel Plan (Received and approved under application CDN/24/0252).

The approved travel plan shall be implemented in full at all times for the lifetime of the development.

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

22) The development shall be implemented in accordance with the following drawings and documents in relation to Flood Risk and Drainage (Submitted and approved under application CDN/18/0409):

o United Utilities Part 1 acceptance letters dated 2016 Princess Street Surface Water Drainage Attenuation Analysis dated March 2016 prepared by Ramboll;
o Princess Street Flood Risk and Drainage Statement produced by RoC;
o MNSQ Surface Drainage / Rainwater Report No.1 produced by Imotech;
o Drawings 3251 BX-DR02 Rev 3: Site Wide Drainage Strategy, 061639-705 Rev B Drainage Strategy and 252194 LPP 90 SW L00 DPLL 008 Slab Level and Screed (Ground Floor);
o Sketch showing the extent of the boundary and the existing 4 storey deep basement - to illustrate that there is very little 'left over' space for attenuation;
o Deloitte's e-mail dated 02-08-18; and
o Manchester New Square Blue Roof attenuation / void former detail

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant Core Strategy policy DM1.

23) a) The drainage for the development shall be carried out in accordance with drawing no.252194-LLP-90-SW-L00-DPL-L-0008 - Slab levels and screed ground floor, drawing Podium Attenuation Phasing Plan- 200211_GF, and Deloitte's e-mail's 17/02/20 and interim arrangements 24/03/20 (Received and approved under application CDN/19/1016); photographs IMG_6010, IMG-6011, IMG_6012, IMG_6013, IMG_6014 and IMG_6015 (Received and approved under application CDN/20/0647); and the photographs and Deloitte's email (Dated 23/05/2022) received and approved under application CDN/22/0264 and shall all be retained for the lifetime of the development.

b) The management and maintenance drainage plan details contained within the following documents shall be kept in place for the lifetime of the development:

o Covering Letter (Prepared by Stantec; Dated 02/02/2024; Received 12/02/2024)
o 3251-ROC-ZZ-XX-RP-X-XND23-Rev A: Covering Letter (Prepared by ROC Consulting; Dated & Received 19/04/2024)
o Section 106 Agreement (Prepared by United Utilities; Dated 26/01/2018; Received 11/04/2024)
o S106 Part 1 'Application to connect to a public sewer' Approval Notice (Dated 01/11/2016; Received 11/04/2024)
All received and approved under application CDN/24/0093.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to Core Strategy Policy DM1 and the National Planning Policy Framework.

24) The parts of the Rochdale Canal corridor adjacent to the development shall be it in accordance with the following drawings and documents submitted and approved under application CDN/18/0096:
o Drawing No. 252194-LPP-95-SW-L00-DET-L-0480 Details: Lighting: Co-ordinated proposals prepared by Landscape Projects Ltd
o Eve Grant's e-mail dated (15/03/18)

Reason - To ensure that the development makes a positive contribution to the quality of the Rochdale Canal and to aid in the improvement of Crime and Disorder issues in these areas pursuant to Core Strategy Policies EN9 and DM1.

25) Potential flood risk from the Rochdale Canal shall be controlled in accordance with the following details for the lifetime of the development:

o Covering Letter (Prepared by Stantec; Dated 02/02/2024)
o 3251-ROC-ZZ-XX-RP-C-CND25: Covering Letter (Prepared by ROC Consulting; Dated 24/01/2024)

All received and approved under application CDN/24/0093.

Reason -To ensure that the development makes a positive contribution to the quality of the Rochdale Canal pursuant to Core Strategy Policies EN9 and EN3

26) The glass balustrades adjacent to the Rochdale Canal hereby approved, shall be maintained in accordance with the following documents:

o Covering Letter (Prepared by Stantec; Dated 02/02/2024)
o 252194-LPP-95-SW-L00-DET-L-0430 Revision C10: Canal walls / glass balustrade (Dated 27/04/2020)
o 252194-LPP-95-SW-L00-DET-L-0432 Revision C3: Elevation of Canalside Wall & Balustrade (Dated 24/03/2017)

All received and approved under application CDN/24/0093.

The approved details shall be adhered to and be retained and maintained for the lifetime of the development.

Reason -To ensure that the development makes a positive contribution to the quality of the Rochdale Canal pursuant to Core Strategy Policies EN9 and EN3

27) The materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building / public realm shall be completed in accordance with the following drawings and documents:

o Dwgs 0161639-700 - General Arrangement - Rev B, 0161639-701 - Construction Areas - Rev B, 0161639-702 - Kerbing Layout - Rev C, 0161639-703 - Site Clearance - Rev B, 0161639-704 - Road Markings - Rev E, 0161639-705 - Drainage Layout - Rev E and 0161639-707 - Standard Details - Rev B (All received and approved under application CDN/20/0408).

All works approved in discharge of this condition shall be fully completed for each phase of the development (as set out in condition 2 (g) above) hereby approved before it is first occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with Core Strategy policies SP1 and DM1.

28) The development shall be implemented and retained in accordance with the Full Residential Management Plan, prepared by Zenith Property Management and on the basis of Deloitte's e-mail dated 29-06-20 in relation to Parking Management (Both received and approved under application CDN/19/1016).

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar. As well as in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families. All pursuant to policies DM1, H11 and T1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) The residential apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, 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 such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

30) The commercial units can be occupied as Class E (a), Class E (b) and Class F1(b) only.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy policies DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5

31) The development shall proceed in accordance with the local labour agreement details contained within the following documents (Both submitted and approved under application CDN/18/0154):

o Manchester New Square Local Labour Agreement dated 6 March 2018;
o Manchester New Square completed Undertaking to MCC dated 6 March 2018;

The approved details shall be kept in place thereafter.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

32) The development will be fully implemented in accordance with the following drawings and documents:

o Full Residential Management Plan, prepared by Zenith Property Management and Deloitte's e-mail dated 29-06-20 (Servicing Management); W7 - Wall Mounted Dual Socketed 7kW Charge Point Type 2 Sockets, RFID Card Operated, 7kW Power

Capacity, (32A Per Socket) - Single Phase Supply Communications Package via GPRS or Ethernet Connection with the 6 EVCP spaces plus the 20 adaptable spaces equating to 10%; BP Charge Master - Charge Point Installation Guide; BP Charge Master - Fast Charge Wall Mounted Electric Vehicle Charging Points; Imtech Plan ref: K16043-6000-ZZ-B1- DR-E62-004 Rev C2 (All submitted to and approved under application CDN/19/1016).
o Deloittes letter (Dated 05/10/2020; Submitted and approved under application CDN/20/0647).

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy.

33) The development shall be fully implemented in accordance with the Cycle parking details for basement levels 1-4, prepared by Bellsure Streetsure (Submitted and approved under application CDN/19/1016). The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

34) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies Dm1 and SP1.

35) Piling or any other foundation designs using penetrative methods shall be completed in accordance with the following drawings and documents (All submitted and approved under application CDN/18/0071):

o Method Statement (Rotary Bored Piling) dated 26 January 2018 prepared by Foundation Piling Ltd;
o Piling Risk Assessment dated 26 January 2018 prepared by Foundation Piling Ltd;
o RoC Drawing 3251 B3 0F 01 Rev11 illustrating the proposed piling location;

Any piling or other works that are not approved in the above documentation shall not be 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 groundwater.

Reason - To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or

businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 17 January 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.