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

Government Property Agency
C/o Agent

Agent (if used)

Miss Jennifer Chatfield
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park)

Location: Part Of The Former Central Retail Park, Great Ancoats Street, Manchester, M4 6DJ

Date of application: 29 November 2024

Application number: 141607/FO/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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with other matters. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) In this permission, the following definitions are applicable:

- Enabling Phase: to include site set up (erection of hoardings, siting of cabins and securing of the site and vegetation clearance), above ground demolition, ground remediation, disconnection of services, gas main relocation, reduce level dig (including archaeological works and culvert investigations), erection of permanent boundary treatment to the school and highway improvement works or other associated works of the development.

- Construction Phase: to include the building of the North and South Building including associated hard and soft landscaping, public realm and other associated works of the development.

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

MDCX-ATR-03-ZZ-DR-A-100039 P01, MDCX-ATR-XX-XX-DR-A-021003 P01, MDCX-ATR-XX-XX-DR-A-021004 P01, MDCX-ATR-XX-XX-DR-A-021005 P01, MDCX-ATR-01-00-DR-A-011010 P01, MDCX-ATR-01-RF-DR-A-011012 P01, MDCX-ATR-01-ZZ-DR-A-011013 P01, MDCX-ATR-01-ZZ-DR-A-012001 P01, MDCX-ATR-01-ZZ-DR-A-012002 P01, MDCX-ATR-01-ZZ-DR-A-012003 P01, MDCX-ATR-01-ZZ-DR-A-012004 P01, MDCX-ATR-01-ZZ-DR-A-100001 P01, MDCX-ATR-01-ZZ-DR-A-100002 P01, MDCX-ATR-01-ZZ-DR-A-100003 P01, MDCX-ATR-01-ZZ-DR-A-100004 P01, MDCX-ATR-01-ZZ-DR-A-100005 P01, MDCX-ATR-01-ZZ-DR-A-100006 P01, MDCX-ATR-01-ZZ-DR-A-100007 P01, MDCX-ATR-01-ZZ-DR-A-100008 P01, MDCX-ATR-01-ZZ-DR-A-100009 P01, MDCX-ATR-03-00-DR-A-011030 P01, MDCX-ATR-03-RF-DR-A-011032 P01, MDCX-ATR-03-ZZ-DR-A-011033 P01, MDCX-ATR-03-ZZ-DR-A-012009 P01, MDCX-ATR-03-ZZ-DR-A-012010 P01, MDCX-ATR-03-ZZ-DR-A-100030 P01, MDCX-ATR-03-ZZ-DR-A-100031 P01, MDCX-ATR-03-ZZ-DR-A-100032 P01, MDCX-ATR-03-ZZ-DR-A-100033 P01, MDCX-ATR-03-ZZ-DR-A-100034 P01, MDCX-ATR-03-ZZ-DR-A-100035 P01, MDCX-ATR-03-ZZ-DR-A-100036 P01, MDCX-ATR-03-ZZ-DR-A-100037 P01, MDCX-ATR-03-ZZ-DR-A-100038 P01, MDCX-ATR-03-ZZ-DR-A-100040 P01, MDCX-ATR-03-ZZ-DR-A-100041 P01, MDCX-ATR-ZZ-ZZ-DR-A-011001 P01, MDCX-ATR-ZZ-ZZ-DR-A-012005 P01, MDCX-ATR-ZZ-ZZ-DR-A-012006 P01, MDCX-ATR-ZZ-ZZ-DR-A-012007 P01, MDCX-ATR-ZZ-ZZ-DR-A-012008 P01, MDCX-ATR-ZZ-ZZ-DR-A-012020 P01, MDCX-ATR-ZZ-ZZ-DR-A-012021 P01, MDCX-ATR-ZZ-ZZ-DR-A-012022 P01, MDCX-ATR-ZZ-ZZ-DR-A-012023 P01, MDCX-ATR-ZZ-ZZ-DR-A-012024 P01, MDCX-ATR-ZZ-ZZ-DR-A-013000 P01, MDCX-ATR-ZZ-ZZ-DR-A-013001 P01, MDCX-ATR-ZZ-ZZ-DR-A-100050 P01, MDCX-ATR-ZZ-ZZ-DR-L-231000 P01, MDCX-ATR-ZZ-ZZ-DR-L-231001 P01, MDCX-ATR-ZZ-ZZ-DR-L-231003 P01, MDCX-ATR-ZZ-ZZ-DR-L-231004 P01, MDCX-ATR-ZZ-ZZ-DR-L-231005 P01, MDCX-ATR-ZZ-ZZ-DR-L-231006 P01, MDCX-ATR-ZZ-ZZ-DR-L-231007 P01, MDCX-ATR-ZZ-ZZ-DR-L-231009 P01, MDCX-ATR-ZZ-ZZ-DR-L-231010 P01, MDCX-ATR-ZZ-ZZ-DR-L-

231101 P01, MDCX-ATR-ZZ-ZZ-DR-L-231102 P01, MDCX-ATR-ZZ-ZZ-DR-L-231103 P01, MDCX-ATR-ZZ-ZZ-DR-L-231104 P01, MDCX-ATR-ZZ-ZZ-DR-L-231105 P01, MDCX-ATR-ZZ-ZZ-DR-L-231106 P01, MDCX-ATR-ZZ-ZZ-DR-L-231107 P01, MDCX-ATR-ZZ-ZZ-DR-L-231109 P01 and MDCX-ATR-ZZ-ZZ-DR-L-231110 P01 received by the City Council, as Local Planning Authority, on the 29 November 2024

Supporting information

Design and Access Statement (Including Landscaping, Signage and Delivery/Servicing Strategies and Accommodation Schedule) AtkinsRéalis, Planning and Tall Building Statement Deloitte, Statement of Community Involvement Counter Context, Crime Impact Statement Arup, Obtrusive Lighting Assessment Report AtkinsRealis, Operational Management Strategy AtkinsRealis, Response to Blue and Green Infrastructure Statement Deloitte, Social Value Statement (includes Local Labour Statement) Deloitte, Topographical Survey AtkinsRéalis, Ventilation, Extraction and Odour Statement, AtkinsRealis (with technical inputs), Fire Statement AtkinsRéalis TV Reception Survey Pager Power, Utility Statement, including GPR Survey results AtkinsRéalis and Energy Statement for Planning (including Environmental Standards Statement) AtkinsRéalis received by the City Council, as Local Planning Authority, on the 29 November 2024

Biodiversty Metric received by the City Council, as Local Planning Authority, on the 23 January 2025

Road safety audit review and preliminary road safety audit received by the City Council, as Local Planning Authority, on the 20 December 2024

Junction Assessment and Linsig Outputs received by the City Council, as Local Planning Authority, on the 10 February 2025

Environmental Impact Assessment

Volume 1: Non Technical Summary AtkinsRéalis

Volume 2: Environmental Statement

1. Introduction AtkinsRéalis
2. Description of the Site and Proposed Development AtkinsRéalis
3. Policy Context AtkinsRéalis
4. EIA Approach and Methodology AtkinsRéalis
5. Alternatives Considered and Design Evolution AtkinsRéalis
6. Construction Phasing and Methodology AtkinsRéalis
7. Air Quality AtkinsRéalis
8. Biodiversity AtkinsRéalis
9. Climate Vulnerability AtkinsRéalis
10. Effects on Climate AtkinsRéalis
11. Daylight, Sunlight, Overshadowing and Solar Glare DPR
12. Ground Conditions and Contamination AtkinsRéalis
13. Historic Environment AtkinsRéalis
14. Human Health AtkinsRéalis
15. Materials and Waste AtkinsRéalis
16. Noise and Vibration AtkinsRéalis
17. Socio-Economics AtkinsRéalis
18. Transport AtkinsRéalis

19. Water Resources and Flood Risk AtkinsRéalis
20. Wind Microclimate AtkinsRéalis
21. Major Accidents and Disasters AtkinsRéalis
22. Type 1 Cumulative Effects AtkinsRéalis
23. Residual Effects and Conclusions AtkinsRéalis

Volume 3: Townscape and Visual Impact Assessment SLHA

Volume 4: Technical Appendices

2.1 Planning Drawing Pack AtkinsRéalis
4.1 EIA Scoping Report AtkinsRéalis
4.2 EIA Scoping Opinion
5.1 Design and Access Statement AtkinsRéalis
6.1 Outline Construction Environmental Management Plan

Document Prepared by

7.1 Air Quality Assessment AtkinsRéalis
8.1 Target Notes and photographs AtkinsRéalis
8.2 Biodiversity Net Gain Assessment AtkinsRéalis
8.3 Arboriculture Impact Assessment AtkinsRéalis
9.1 Climate Vulnerability Baseline AtkinsRéalis
11.1 Daylight, Sunlight, Overshadowing and Solar Glare AtkinsRéalis
11.2 Obtrusive Lighting Report AtkinsRéalis
12.1 E3p Phase 1 and 2 Geo-Environmental Site Assessment E3p
12.2 AtkinsRéalis Ground Investigation Report AtkinsRéalis
12.3 Conceptual Site Models, Impact Assessment Table and Definitions AtkinsRéalis
13.1 Detailed desk-based assessment AtkinsRéalis
13.2 Heritage Statement AtkinsRéalis
13.3 Heritage gazetteers AtkinsRéalis
13.4 Archaeological Watching Brief Report; Former Central Retail Park, AtkinsRéalis
14.1 Human Health Statistics AtkinsRéalis
15.1 Site Waste Management Plan AtkinsRéalis
15.2 Operational Waste Strategy AtkinsRéalis
16.1 Noise Assessment AtkinsRéalis
18.1 Transport Assessment (TA) AtkinsRéalis
18.2 Framework Travel Plan (FTP) AtkinsRéalis
18.3 Construction Traffic Management Plan (CTMP) AtkinsRéalis
19.1 Water Framework Directive (WFD) Assessment AtkinsRéalis
19.2 Flood Risk Assessment (FRA) AtkinsRéalis
19.3 Drainage Strategy AtkinsRéalis
20.1 Wind and Microclimate Assessment modelling methodology and results AtkinsRéalis
21.1 Major accidents and disasters long list AtkinsRéalis

Volume 5: Figures

received by the City Council, as Local Planning Authority, on the 29 November 2024

ES cumulative scenario supplementary note received by the City Council, as Local Planning Authority, on the 13 January 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

4) No vegetation clearance as part of the Enabling Phase shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the Enabling works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), prior to the commencement of the Enabling Phase of the development, an invasive non-native species protocol for the Enabling Phase shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of wall cotoneaster the site within the Enabling Phase. The Enabling Phase shall be carried out in accordance with the approved protocol for the Enabling Phase of the development.

If any invasive non-native species are found within the vegetation clearance works as part of site set-up, works will stop until an invasive non-native species protocol has been submitted for approval by the City Council, as Local Planning Authority.

Reason - In order to deal with the invasive non-native species at the application site pursuant to policy EN15 of the Manchester Core Strategy (2012).

7) Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), prior to the commencement of the Enabling Works, a detailed construction management plan outlining working practices for the Enabling Works shall be submitted to and approved in writing by the Local Planning Authority.

The construction management plans shall include:

o Display of an emergency contact number;
o Communication strategy with residents;
o Details of Wheel Washing;
o Dust suppression measures;
o Compound locations where relevant;
o Location, removal and recycling of waste;
o Routing strategy and swept path analysis;
o Parking of construction vehicles and staff; and
o Sheeting over of construction vehicles.
o Details of the measures which will be taken to ensure the protection of controlled water resources.

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 Enabling Works shall be carried out in accordance with the approved construction management plans for the duration of the Enabling Works of the development.

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).

8) Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), the enabling phase shall not take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the City Council, as Local Planning Authority. The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- archaeological monitoring and recording;
- archaeological evaluation (in line with an Updated Project Design);
- pending the results of the above, an open-area excavation.

2. A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Proposals for community engagement and dissemination of the results of the archaeological investigations commensurate with their significance, which may include publication in the Greater Manchester's Past Revealed series of booklets.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

9) Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), prior to the commencement of the Enabling Works, a construction environmental management plan (CEMP: biodiversity) shall be submitted for approval in writing by the City Council, as Local Planning Authority in relation to the proximity to the Rochdale Canal SBI.

The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.

b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices)to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers, location spill kitswarning signs and location of site compounds;
i) A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;
j)Include the steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;
k)details of the environmental pollution incident emergency response;
l) Details of the location of temporary stockpiles and the covering of these;
m)Details of wheel washing facilities and containment measures;
n)include measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal.
o)Details specifying how the waterway corridor and its users would be protected during the works and include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason - In the interest of minimising the impact on the Site of Biological Importance pursuant to policy EN15 of the Manchester Core Strategy (2015).

10) Save for vegetation clearance, in the event any Enabling Works Phase or Construction Phase, takes place within 20m of the Rochdale canal, a Risk Assessment and Method Statement (RAMS) outlining the construction of foundations and construction works in proximity to the Rochdale Canal shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The details shall:

- Include the design, depth and means of construction of the foundations of the new office building (including cross sections in relation to the canal wash wall), together with any other proposed earth moving and excavation works required in connection with the development;
- Detail measures that will be taken to protect the canal infrastructure and to limit any vibrations that could impact the canal structure during construction, this shall include details of the canalside vibration monitoring and limits;
- Detail the location of stockpiles and construction equipment on site;
- Include details of any protective fencing to be erected to safeguard the waterway infrastructure during construction; and
- Include details of the measures to be put in place to protect waterway users and the canal infrastructure during the construction of the lockside/canalside public realm works and landscaping. The development shall thereafter be carried out in strict accordance with the agreed Risk Assessment and Method Statement.

Reason: In the interests of safeguarding the land stability of land adjacent to the canal in accordance with policy DM1 of the Manchester Core Strategy (2012).

11) Notwithstanding the Phase I and II Geo-environmental Site Assessment, Central Retail Park, Great Ancoats Street, E3P, Reference: 11-834r1, Dated: July 2017 (this report is over 5 years old so it has been considered for reference purposes only), Ground Investigation Report, Ancoats, Manchester, Atkins, Reference: 5214819, Revision 0.0, Dated: October 2023 and Chapter 12, Environmental Statement, Manchester Digital Campus, Atkins Realis, Dated: November 2024

Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), prior to the commencement of the Enabling Works, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to that Enabling Phase.

- Environmental Statement should reference MCC Contaminated Land Guidance.
- Submission of the calibration certificate(s) for the gas monitoring equipment, to cover the rounds between 18th May and 11 September 2023. And
- Remediation/Earthworks strategy to be submitted to cover imported soil for the landscaped area, including depth of soil and validation in line with our guidance.

b) When Enabling Phase commences, the development in the Enabling Phase shall be carried out in accordance with the approved remedial strategy and verification plan.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present , at any time, before the development is occupied, then development on the relevant Phase or phases shall cease and on-site works not recommenced until a report outlining what measures, if any, are required to remediate the relevant land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority . In the event that the identified contamination can be isolated or is contained to a localized area of the site, subject to agreement, works can continue following submission of a plan identifying the area of contamination. Development shall then be carried out in accordance with the approved Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy of relevance.

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 policies DM1 and EN18 of the Core Strategy.

12) Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), prior to the commencement of the Enabling Works phase, a strategy and programme for the investigations of the culvert at the site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- A masterplan showing proposed layout and the culvert route as determined from site investigation.
- Pre-construction culvert condition survey and culvert routing survey.
- Details of any culvert remediation if required, and embedded design to protect the culvert and proposed development.

- Details of how the culvert can be accessed and maintained for the lifetime of the development.
- Any works within or adjacent to the culverted watercourse that would affect it would require prior consent from the City Council as Local Planning Authority.

The approved details shall be implemented as part of the Enabling Works.

Reason: To prevent the risk to life and property caused by inappropriate development around culverted watercourses pursuant to policy EN14 of the Manchester Core Strategy.

13) No drainage systems for the infiltration of surface water to the ground where adverse concentration of contamination are known or suspected to be present are permitted for the Enabling Phase or Construction Phase without the written approval of the City Council, as Local Planning Authority. Any proposal for infiltration drainage must be supported by an assessment of the potential risks to controlled waters. The relevant phase shall be carried out in accordance with the approved details.

Reason - The previous use of the application site presents a risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system. This could pollute controlled waters pursuant to policies DM1, EN14 and EN18 of the Manchester Core Strategy (2012).

14) Prior to any piling or any other foundation design using penetrative methods within the Enabling Phase or Construction Phase of development, details of the intended methodology , shall be submitted for approval in writing by the City Council, as Local Planning Authority. The intended methodology shall be implemented as approved.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, pilling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

15) Prior to the commencement of the Construction Phase, a construction environmental management plan (CEMP: biodiversity) for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority in relation to the proximity to the Rochdale Canal SBI.

The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices)to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers, location spill kitswarning signs and location of site compounds;
i) A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;
j)Include the steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;
k)details of the environmental pollution incident emergency response;
l) Details of the location of temporary stockpiles and the covering of these;
m)Details of wheel washing facilities and containment measures;
n)include measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal.
o)Details specifying how the waterway corridor and its users would be protected during the works and include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason - In the interest of minimising the impact on the Site of Biological Importance pursuant to policy EN15 of the Manchester Core Strategy (2015).

16) a) Prior to the commencement of the Construction Phase of the development, details of a Local Labour Proposal for the Construction Phase, in order to demonstrate commitment to recruit local labour for the duration of the Construction Phase of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the Construction Phase of the development.

In this condition a Local Labour Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Labour Proposal

iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed for the Construction Phase of the development, a detailed report for the Construction Phase which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

17) Prior to the commencement of the Construction Phase of the development, a detailed construction management plan outlining working practices for the proposed construction of the Construction Phase shall be submitted to and approved in writing by the Local Planning Authority.

The construction management plans shall include:

o Display of an emergency contact number;
o Communication strategy with residents;
o Details of Wheel Washing;
o Dust suppression measures;
o Compound locations where relevant;
o Location, removal and recycling of waste;
o Routing strategy and swept path analysis;
o Parking of construction vehicles and staff; and
o Sheeting over of construction vehicles
o Details of the measures which will be taken to ensure the protection of controlled waters.

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 development shall be carried out in accordance with the approved construction management plans for the duration of that Construction Phase of the development.

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).

18) Prior to the commencement of above ground works of the Construction Phase of the development, all material to be used on all external elevations of the development within the Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, extent of window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The materials shall also be supported by a series of bay studies.

The approved materials shall then be implemented as part of that Construction Phase 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.

19) Notwithstanding the details submitted on the 5 February 2025, (a) the Construction Phase of the development shall not commence until a scheme for the drainage of surface water from the new development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. Proposed connections must be supported by condition

survey to confirm the culvert can support a connection. An email of acceptance of proposed flows and connection point will suffice.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Development must be limited to greenfield runoff up to a 1 in 100-year event, including climate change allowance.
- A finalised drainage layout showing all components, outfalls, levels and connectivity. This must also include the correct planning application boundary outline.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- Where a public sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.
- Where a public sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.
- Where an ordinary watercourse diversion is proposed, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. An email of acceptance will suffice.
- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
- An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.
- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

The Construction Phase shall be carried out in accordance with the agree drainage strategy which shall be implemented prior to the first use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

20) (a) Prior to any above ground works associated with the Construction Phase, details of the hard and soft landscaping together with public and private realm works relating to the Construction Phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

(i) Details of the proposed hard landscape materials;
(ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
(iii) Details of the proposed tree species and planting within the public and private realm including proposed size, species and planting specification including tree pits and design;

(iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;
(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting;
(vi) Details of any external steps and handrails;
(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;
(viii) Details of the siting, scale and appearance of boundary treatments.
(b). The approved details shall then be implemented and be in place prior to the first use of the development hereby approved.

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.

The boundary treatment for the Construction Phase shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on the Construction Phase, other than that shown on the approved plans.

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.

21) Prior to the first use of the Construction Phase, a detailed 30 year landscape environmental management plan (LEMP) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas for the development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the development and remain in for the duration of the plan.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

22) Prior to the first occupation of the buildings hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include the following:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 19.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

- 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.
- Management and maintenance plan for the culverted ordinary watercourses which shall include confirmation of responsible party.
Post-construction culvert condition survey to confirm culvert integrity.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

23) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy approved as part of condition 11. A Completion/Verification Report for the development shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development.

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 policies DM1 and EN18 of the Core Strategy.

24) The Construction phase of the development shall be carried out in accordance with the Environmental Standards Statement for Planning (including Environmental Standards Statement) by AtkinsRealis (dated November 2024) and received by the City Council, as Local Planning Authority, on the 22 November 2024.

A post construction review certificate/statement for a building within the Construction Phase shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for that Construction phase.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

25) The North and South Buildings hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

26) (a) Prior to the first use of a building within a Construction Phase, details of any externally mounted ancillary plant, equipment and servicing for that Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning

Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

(b) Prior to the first use of a building within the Construction Phase of the development, a verification report for that building will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.
Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

27) (a) Prior to the first use of ground floor Class E uses with the South Building, a scheme of acoustic insulation for those spaces within that building within a Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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 (Leq,5min), respectively

(b) Prior to the first use of those spaces within the South Building, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

28) Prior to the use of the ground floor Class E uses within the South Building, details of a waste management strategy for the storage and disposal of refuse for the Class E uses shall be submitted for approval in writing by the City Council, as Local Planning

Authority. The approved scheme shall be implemented prior to the first use of the Class E and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the commercial, elements of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

29) Prior to the use of the ground floor Class E uses within the South Building, details of a scheme to extract fumes, vapours and odours from the Class E uses in that building shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme for that building shall then be implemented prior to the first use of each of these spaces in that building and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

30) The north and south Building waste management arrangements (office element only) shall be carried out in accordance with ES volume 4 Appendix 15.2 'Operational Waste received by the City Council, as Local Planning Authority, on the 29 November 2024. These arrangements shall implemented prior to the first use of the office element and remain in place whilst the use is operational.

Reason - To ensure adequate waste arrangements are put in place for the office element pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

31) Prior to the use of a building in a Construction Phase, full details of a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of that building and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment and river corridor the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

32) 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 21 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.

33) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for Construction Phase buildings:

07:30 to 20:00, Monday to Saturday,
no deliveries/waste collections on Sundays/Bank Holidays

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

34) Prior to the first use of any commercial units with the South Building, a schedule of opening hours for that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless otherwise shown to be acceptable as part of planning condition 26.

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) Prior to the first use of the commercial spaces within the South building, details of any external areas associated with the commercial spaces (including an Operating Schedule) within that building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;
b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;
c. Details of the proposed furniture, including any barriers;
d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;
e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in that building and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

36) Each commercial unit shall remain as one unit 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.

37) The commercial spaces within the South Building of the development shall be occupied as Class E (excluding convenience retail and gymnasium) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) without the benefit of planning permission being secured.

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 (2012).

38) The testing of any emergency plant/generators hereby approved shall be restricted to the following hours and to total no more than 30 minutes a week:

Monday to Friday 09:00 to 18:00
No testing to be undertaken at the weekend or on a Bank Holiday

Reason - In the interests of amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

39) The development shall be carried out in accordance with the Crime Impact Statement received by the City Council, as Local Planning Authority, on the 29 November 2024. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of a building in a Construction Phase of the development the City Council, as Local Planning Authority, must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation for that building.

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.

40) Prior to the first use of a building within a Construction Phase, a Travel Plan Framework for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building 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

Within six months of the first use of a building within a Construction Phase, a Travel Plan for that building which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

41) Prior to the commencement of the Construction Phase, details of the cycle storage for the Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and made available upon first use of the a building within that Construction Phase and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

42) The development shall make provision for 50 accessible car parking spaces as per the design and access statement received by the City Council, as Local Planning Authority, on the 29 November 2024.

Reason - In the interest of delivering sufficient car parking at the development to appropriate standards pursuant to policies T2 and DM1 of the Manchester Core Strategy (2012).

43) Prior to the commencement of the Construction Phase, details of the provision of the electric vehicle charging for the car parking for the Construction Phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include provision of electric vehicle charging for all 20% of cars associated with the development and that the specification would be fast charging at a minimum of 7kw.

The approved electric vehicle charging proposals shall be implemented prior to the first occupation of that building and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

44) Prior to the commencement of a Construction Phase, a strategy and relevant timescales for the implementation of highways works relevant to that particular Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where relevant, this shall include the following:

- Details of the delineation of the adopted footway and relationship with the public realm including footway widths and materials and connection points;
- Resurfacing the footway on Great Ancoats Stre with appropriate materials and tactile paving;
- Creation of means of access and layby off Great Ancoats Street including swept path analysis;

- Reconfiguration and redesign of the junction of Laystall Street and Great Ancoats Street including i.e. give way markings, tactile paving, dropped kerbs and signals;
- Bus stop relocation.

The approved scheme and relevant timescales for implementation of each element of works shall be implemented and be in within the agreed timescale.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

45) The development shall be carried out in accordance with the TV report received by the City Council, as Local Planning Authority, on the 22 November 2024.

Within one month of the practical completion of the Construction Phase of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before that Construction Phase of the development is first occupied (or brought into use) or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

46) Prior to the first occupation of the Construction Phase of the development, details of bird and bat boxes to be provided (including location and specification) in the Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the Construction Phase and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

47) Prior to the first use of a building in a Construction Phase of the development, a building signage strategy for external facades and commercial frontages for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. In accordance with the principles outlined in the Design and Access Statement received by the City Council, as Local Planning Authority, on the 29 November 2024, all commercial signage shall be situated behind the glass, no more than one projecting sign per commercial unit which shall be no more than 30mm in thickness. The signage strategy will include timescales for implementation as part of each building. The approved strategy shall then be implemented for that building and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

48) The development hereby approved shall include for accessible routes within the public realm and communal walkways 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.

49) Where shutters are proposed to either Building, these should be fitted internally to the premises and the details agreed and implemented with the City Council, as Local Planning Authority prior to the installation of the shutters and thereafter retained and maintained in situ

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

50) Prior to the first use of a building within the Construction Phase of the development, details of the siting, scale and appearance of the solar panels to the roof of that building (including cross sections) shall be submitted to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the building 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 pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

51) Notwithstanding the provisions Class O of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) any Class E office accommodation shall be retained for the purposes of Class E office accommodation within of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class E.

Reason - To safeguard the office accommodation as part of maintaining the supply of suitable and sustainable office accommodation in this part of the City particularly accommodation suitable for small business pursuant to policies SP1 and EC1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

52) Prior to the commencement of the Construction Phase, full details of the existing and proposed levels in that Construction Phase (including cross sections) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with these details.

Reason - In the interest ensure an accurate record of the changes to the site levels at the application site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

53) No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

54) Prior to the commencement of the Enabling Phase (save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance)), details of the siting, scale and appearance of boundary treatment to the school shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

55) Prior to the commencement of the Construction Phase, details of the siting, scale and appearance of boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

56) Prior to the commencement of the Construction Phase, a Habitat Plan for the off-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved off site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

57) Prior to the construction of the canalside concrete boundary wall, details shall be submitted for approval in writing by the City Council, as Local Planning Authority. The details shall include the design, construction and appearance of the boundary wall (including surfacing materials, colour scheme, texture, anti-graffiti finish etc). The details shall also include visualisations of the boundary wall from the canal corridor and measures to mitigate the visual impact on waterway users. The approved details shall be implemented and be in place prior to the first use of the development hereby approved.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

58) No trees shall be planted within the application site within 5 metres of the Rochdale canal without details of the tree pits/root barrier/containment first having been submitted for approval in writing by the Council. The details shall demonstrate how the tree roots would be contained to prevent them interfering with the canal infrastructure. The approved details shall be carried out in full as part of the development.

Reason: The siting of trees in close proximity to the waterway may have the potential to adversely impact on the integrity of the waterway structure pursuant to policy DM1 of the Manchester Core Strategy (2012).

59) The tree removal at the site shall take place using 'soft' felling techniques.

Reason - In the interest of minimising disruption to bats pursuant to policy EN15 of the Manchester Core Strategy (2012).

60) Prior to any above ground works associated with the Construction Phase, details of how the landscaping between the adjacent ownership boundaries shall be treated, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescales for completing the landscaping for both ownership boundaries including any temporary arrangements and finishes should that be necessary. The approved details shall be implemented as part of the development.

Reason - to ensure there are satisfactory arrangements in place between the adjacent ownership boundaries to complete a compressive landscaping scheme including any short term temporary arrangements pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

61) Prior to the commencement of the Construction Phase, details of the siting, scale, appearance and materials of the plant screens to each building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first use of the development.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

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:
http://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.

1) Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

3) The developer or crane operator must contact Manchester Airports Control of Works Office at least 21 days in advent of intending to erect a crane or other tall construction equipment on the site. This is to obtain a tall equipment permit and to ascertain if any operating restrictions would be required. Any operating restriction that are subsequently imposed by Manchester Airport must be fully complied with.

4) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

5) The applicant is advised that the application site is located within close proximity to land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject."

6) 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

7) Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
8) 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

9) Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Date: 21 February 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 of 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 his 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026