

## **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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

Aytoun Street Developments Ltd  
Isaacs Building  
Charles Street Building  
Sheffield  
S1 2HS

#### **Agent (if used)**

Miss Sabine Dunstan  
Capital & Centric  
64 Chapeltown Street  
Manchester  
M1 2WQ

### **Part 1 – Particulars of the application/development**

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**Proposal:** Variation of condition 16 to remove parts (h)(way finding) and (i) (street trees planting) attached to application ref no 112034/FO/2016/C2 (as amended by 121311/NMC/2018, 128213/NMC/2020, 130910/NMC/2021 and 131814/NMC/2021)

**Location:** Aytoun Building, Aytoun Street, Manchester, M1 3GH

**Date of application:** 18 July 2024

**Application number:** 140366/JO/2024

### **Part 2 – Particulars of decision**

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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**

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

### **Condition(s) attached to this decision**

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- 1) The development must be begun not later than 28.09.2019

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) Site and location plan 901 Rev 02 and 901 Rev 02;
- (b) C049KAM-CTA-00-00-DR-A-07001 , C049KAM-CTA-00-00-DR-A-07001, C049KAM-CTA-00-02-DR-A-07003 , C049KAM-CTA-00-XX-DR-A-07010 , C049KAM-CTA-00-XX-DR-A-07010 , C049KAM-CTA-00-XX-DR-A-07011 , C049KAM-CTA-00-XX-DR-A-07011, 103 Rev 04, 112 Rev 04 as amended by C049KAM-CTA-F0-12-DR-A-07012, 113 Rev 04 as amended by C049KAM-CTA-F0-13-DR-A-07013 , 114 Rev 04, 115 Rev 04, C049KAM-CTA-RF-15-DR-A-07004, C049KAM-CTA-F1-ZZ-DR-A-07005 , C049KAM-CTA-E1-ZZ-DR-A-07008, 500 Rev 04, 501 Rev 04, 502 Rev 04, 503 Rev 04, C049KAM-CTA-00-XX-DR-A-07012, C049KAM-CTA-F0-ZZ-DR-A-07006, C049KAM-CTA-F1-ZZ-DR-A-07007 and 607 Rev 04 as amended by C049KAM-CTA-C0-XX-DR-A-07901, C049KAM-CTA-C0-XX-DR-A-07902, C049KAM-CTA-C0-XX-DR-A-07903, C049KAM-CTA-C0-XX-DR-A-07904, C049KAM-CTA-C0-XX-DR-A-07905, C049KAM-CTA-C0-XX-DR-A-07906, C049KAM-CTA-C0-XX-DR-A-07907 and C049KAM-CTA-C0-XX-DR-A-07908
- (c) Recommendations in Redmore Environmental's Air Quality Assessment dated 25-05-16 as amended by Addendum dated 15-07 -16;
- (d) Recommendations contained in Hannan Associates Energy and Environmental Standards Statement dated 17 May 2016 in relation to compliance with with the MCC's Policy EN6.C049KAM-CTA-F0-13-DR-A-07013
- (e) Recommendations in Crime Impact Assessment Version B : 26th May 2016  
REFERENCE: 2016/0248/CIS/01;
- (f) Mitigation and Recommendations contained in Buro Happolds Kampus, Aytoun Street, Manchester Flood Risk Assessment & Drainage Strategy Rev 02 dated 25 May 2016;
- (g) Details in Melissa Wilson's e-mails dated 05-08-16 (Fibre Optic Broadband) and 11-08-16 (Electric Car Charging); and
- (h) Refuse Strategy in section 5.5 of Mecanoo Design and Access Statement 25-05-16 Rev 02 and comments included in the Deloitte Kampus (Main Scheme) - Schedule of Consultee Comments August 12 2016

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 policies DC18.1 DC19.1 , DC20 and DC26.1.

3) The development shall be carried out in accordance with the Demolition Method Statement prepared by Squibb Group.

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)

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

(a) Materials and Samples Tracker CT L-CO49-KAM-SCH-004 Rev 01 04-05-17 and Facade Mock Up Panel Scope Elevations CO49-KAM-CTA-))-XX-DR-A-41901; and

Condition 4b (materials) Chapman Taylor Site Observation Sheet dated 13 08 19 and Mock Up Inspection Notes (e-mails Joanne Kulisz 28-10-19

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.

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

Site Waste Management Plan dated 27-03-17;  
Environmental Management Plan dated 27-03-17; as amended by  
Kampus Construction Management Plan Revision C and appendices C,F and L  
received by MCC on 25-05-17

and subject to the hoarding along the canal wall incorporating a mesh net fencing to reduce the risk of litter and dust escaping the site and affecting the canal or its users.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies DM1, EN14 EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

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

Site Waste Management Plan dated 27-03-17;  
Environmental Management Plan dated 27-03-17; as amended by  
Kampus Construction Management Plan Revision C and appendices C,F and L  
received by MCC on 25-05-17

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

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

Site Waste Management Plan dated 27-03-17;  
Environmental Management Plan dated 27-03-17; as amended by  
Kampus Construction Management Plan Revision C and appendices C,F and L  
received by MCC on 25-05-17

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy

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

Site Investigation Factual Report, Kampus, Manchester, ECUS, Reference: AL/8080/160824/SI, Dated: September 2016.

- o Buildings Civils Ground Design Note (BCG\_DN-001), Kampus, Aytoun Street, Buro Happold Engineering, Reference: 034592, Dated: 26 May 2017.
- o Ground Contamination Design Note (BCG\_DN\_002), Kampus, Aytoun Street, Buro Happold, Reference: 034592, Dated: 31 May 2017.
- o Performance Specification - Gas membrane, Kampus, Buro Happold, Reference: 034592, Dated: 11 April 2017.

Tim O'Hare Associated Soil Analysis Report 30-07-21;

Topsoil Test Certificate Job Number - 20-16818;

ROOTSPACE SOIL SPECIFICATION;

Soil depth photos stamped as received on 20-07-21;

Analytical Report Number : 20-16818; 20-16814; and 20-18771; and

Dwg 1703-EXA-00-GF-DR-L-402 Rev D, 1703-EXA-00-GF-DR-L-401 Rev D and 1703-EXA-DD-GF-DR-L-300 REV D

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

9) The development shall be implemented in accordance with the Post-completion Energy and Environmental Standards Statement October 2021 by TUV

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

10) The development shall operate on the basis of implementation and ongoing requirements of the Secure by Design Certificate dated 15th September 2021

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

11) The development shall be implemented on the basis of the following:

dwg KAM-BHE-XX-XX-CR-C-0303-T02

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

12) The Archeological Investigations and dissemination must comply with the following:

Block C (Phase 1) will be completed by 09.06.2017 and the works associated with Block F (Phase 2) will be completed by the 04.08.2017 as shown on dwg MC10208 Fig 2 Location of Watching Brief Area April 2017; and

Mount Anvil Archaeological Watching Brief dated October 2017, Steve Hodgson's e-mail dated 08-01-18 and the attached borehole logs and plan showing locations

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

GMAAS will continue to monitor the implementation of the archaeological programme set out in the agreed Wintertree Software Inc. on behalf of Manchester Planning Authority

13) Suds Block C: Implementation, maintenance and management of the sustainable drainage scheme shall be based in perpetuity in accordance with the following and the scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

- \*Drainage strategy drawing - Block C;

- \*Drainage installation verification photos;

- \*Site-wide drainage check installation reports and photos 486-M001, 486-M0011, Drainage installation.pdf, 486-D001-D002, 486-D002-photos, 486-D003-D004-D005, 486-D006-D007, 486-M001-MHF30-MHS1.0, 486-S001, Block-C-drainage-strategy-mark-up;

- \*As Built Drainage - Email confirmation that the drainage is installed in accordance with the approved drainage plans attached;  
13-SUDS-email-confirmation-SK.pdf;

- \*Drainage Adoption - Email confirmation that all relevant third party acceptance and adoption records were submitted with the original planning application - 13-SUDS-email-confirmation-SK.pdf; and

Shane Kelly's e-mail 13-12-19 in relation to C13 SUDS;

all as amended by

Connection photos stamped as received on 26-08-21;

Photo's stamped as received on 10-08-21;

Dwgs KAM-BHE-XX-XX-DR-C-0301, KAM-BHE-XX-XX-DR-C-0300, KAM-BHE-XX-XX-DR-C-0303 C05 and KAM-BHE-XX-XX-DR-C-0376 REV C03;

Application for Ordinary Watercourse Land Drainage Consent;

ATTENUATION TANK 1 DETAIL stamped as received on 03-08-21;

Buro Happold's e-mail dated 15-08-21;

SUDS Operation and Maintenance Plan e-mail 26-08-21; and TBC

Kampus SW Drainage Strategy Calculations

and on the basis of ongoing compliance with the following:

Kampus Sustainable Urban Drainage System (SUDS) December 2021 by Native

For all other Blocks no development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - 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

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

Site Wide Engineering Notes  
 Existing Conditions plan  
 Pavement build ups and Kerb Details  
 Drainage Strategy General Arrangement Sheet 1  
 Drainage Strategy Block C Sheet 2  
 Drainage Strategy Existing Tower Sheet 3  
 Drainage Strategy Sheet 4  
 Foul Drainage Manhole Schedule  
 Surface Drainage Manhole Schedule  
 Drainage Details Sheet 1  
 Drainage Details Sheet 2  
 Drainage Details Sheet 3  
 Drainage Details Sheet 4  
 Indicative Petrol Interceptor Detail  
 Shooters Brook Connection Manhole Detail  
 Stage 3 External Infrastructure and Drainage Specification  
 Stage 3 Civils Design Strategy Report  
 Indicative flood routing plan  
 Attenuation Assessment

And subject to the following:

As the outfall will be discharging into the Shooters Brooks, a land drainage consent should be obtained from Manchester City Council prior to construction:

[http://www.manchester.gov.uk/downloads/download/5567/land\\_drainage\\_consent\\_and\\_guidance.com](http://www.manchester.gov.uk/downloads/download/5567/land_drainage_consent_and_guidance.com)

With regards to overland flow routes, only 50mm buffer zone in height is provided in front of units 1A and 2A. Any blockage of capacity exceedance in inlet drainage structures could pose flood risk to these units. Local mitigation measures need to be in places for such situations.

Reason - To prevent the increased risk of flooding and to ensure the future maintenance of the surface water drainage system, pursuant to policy EN8 of the Manchester Core Strategy.

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

## Kampus Employment & Skills Plan March 17th

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

16) The landscaping scheme shall be implemented in accordance with the following:

(a) Details of the proposed hard landscaping materials;

Dwgs 1703-EXA-00-GF-DR-L-100 Rev A, -101, 110,111,112,113,114,115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205, 362, 500 Rev A, 501 Rev A, 502 Rev A, 503, 504, 505, 506, 507, 508 Rev A, 509, 510, 511, 512, 513, 514, 515, 516 and 1703-EXA-00-GF-DR- ZZ-L-361

(b)Details of 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

Dwgs 1703-EXA-00-GF-DR-L-100 Rev A, -101, 110,111,112,113,114,115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205, 362, 500 Rev A, 501 Rev A, 502 Rev A, 503, 504, 505, 506, 507, 508 Rev A, 509, 510, 511, 512, 513, 514, 515, 516 and 1703-EXA-00-GF-DR- ZZ-L-361

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;

Dwgs 1703-EXA-00-GF-DR-L-100 Rev A, -101, 110,111,112,113,114,115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205, 362, 500 Rev A, 501 Rev A, 502 Rev A, 503, 504, 505, 506, 507, 508 Rev A, 509, 510, 511, 512, 513, 514, 515, 516 and 1703-EXA-00-GF-DR- ZZ-L-361

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;

Dwgs 1703-EXA-00-ZZ-DRL-900\_rd - Kampus condition discharge - landscape design statement and Dwg 1703-EXA-00-GF-DR-L-100 ;

(e) Details of the proposed street furniture including seating, bins and lighting;

Drawing numbered 1703-EXA-00-GF-DR-L-312 Rev A planter details, 1703-EXA-00-GF-DR-L-313 Rev A bench, looper rack and bollard details, 1703-EXA-00-GF-DR-L-100 Rev O - drawing showing location of street furniture;  
Product-sheet-642-900-6010-grass-green, Product-sheet-642-900-vestre-vroom-7021-black-grey - bin product sheets with material/ colour description e mail-bin-details1 - email containing bin details and photograph  
External lighting location plan and luminaires: 4006-BAF-ZZ-00-DR-E-63-012 C06, 4006-BAF-ZZ-00-DR-E-63-013 C03, 4006-BAF-ZZ-00-DR-E-63-014 C03; and  
Luminaires data sheets: Ref A - KOS 30501-1.4.13, Ref A1 - KOS 20523-3.1.13  
Ref B - Prettus XTP, Ref C,H, I - LED Tape and Extrusion 24V IP65, Ref D and J - Harm G, Ref F - Jory Flood S and Ref G - Jory Flood S

(f) Details of external steps and handrails;

Drawing 1703 EXA 00 GF DR L 307 Rev H, Drawing 1703 EXA 00 GF DR L 712 (Canal Elevation from the Canal) and Photograph- CRT - canal wall, to show balustrade as installed, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

(g) the detailed design solution for the canal edge and existing boundary wall, landscape and boundary treatment to secure attractive views into and from the development of the canal.

Dwg 1703-EXA-00-GF-DR-L-201, 1703-EXA-00-GF-DR-L-307 Rev H , 1703-EXA-00-GF-DR-L-712 and Mount Anvil Note: Mount Anvil response to, 'Response CRTR-PLAN2021-32252 (1) 08-06-21, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

(h) the provision of facilities to encourage boating activity in the area within the development

Dwg 1703-EXA-00-GF-DR-L-201, 1703-EXA-00-GF-DR-L-712a nd Mount Anvil Note: Mount Anvil response to, 'Response CRTR-PLAN-2021-32252 (1) 08-06-21, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

The approved details shall be implemented as necessary in full within 3 months of approval.

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.

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

\*Lighting layout drawings/ reports relating to site-wide external lighting scheme: 4006-BAF-ZZ-00-DR-E-63-012\_C03, 4006-BAF-ZZ-01-DR-E-63-013 C02, 4006-BAF-ZZ-02-DR-E-63-014 C02 and 20191114 - Kampus - External Lighting Design - Rev09, Technical Note - Kampus External Lighting

\*Chapman Taylor Architects drawings indicating location and lighting details: C049KAM-CTA-F0-XX-DR-A-07100, C049KAM-CTA-F0-01-DR-A-35201, C049KAM-CTA-F0-00-DR-A-35200, C049KAM-CTA-E0-XX-DR-A-07100, C049KAM-CTA-C0-ZZ-DR-A-07100 and C049KAM-CTA-C0-01-DR-A-35101;

\*Spurlite Kampus - REV09 External Lighting 14-11-19, Kampus - External Lighting, 8th November 2019, Revision: 01 Reference: 4006-BAF-X-XX-TN-MEP-(xx)-001, Dwg

4006-BAF-ZZ-00-DR-E-(63)-012 Rev C05 and the Site 1 Horizontal illuminance document Kampus Rev 09 14-11-19; and

\*Dwg 4006-BAF-ZZ-00-DR-E-(63)-012 Rev C05

## 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.

18) The development shall be managed on an ongoing basis in accordance with the following:

Kampus, Residential Management Strategy, January 2021

Reason - 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 pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

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

Lighting layout drawings/ reports relating to site-wide external lighting scheme: 4006-BAF-ZZ-00-DR-E-63-012\_C03, 4006-BAF-ZZ-01-DR-E-63-013 C02, 4006-BAF-ZZ-02-DR-E-63-014 C02 and 20191114 - Kampus - External Lighting Design - Rev09, Technical Note - Kampus External Lighting

Chapman Taylor Architects drawings indicating location and lighting details: C049KAM-CTA-F0-XX-DR-A-07100, C049KAM-CTA-F0-01-DR-A-35201, C049KAM-CTA-F0-00-DR-A-35200, C049KAM-CTA-E0-XX-DR-A-07100, C049KAM-CTA-C0-ZZ-DR-A-07100 and C049KAM-CTA-C0-01-DR-A-35101;

Block C - Electrical services/ lighting layout drawings: 4006-BAF-C-14-DR-E-62-070, 4006-BAF-C-14-DR-E-62-071 and 4006-BAF-C-15-DR-E-63-006C06;

Block E - Electrical services/ lighting layout drawings: 4006-BAF-E-13-DR-E-62-045 C02, 4006-BAF-E-13-DR-E-62-047 P02, 4006-BAF-E-13-DR-E-62-061 C02, 4006-BAF-E-ZZ-DR-E-62-043 C02, 4006-BAF-E-ZZ-DR-E-62-046 C01 and 4006-BAF-E-ZZ-DR-E-62-063 C03,

Block F Electrical services/ lighting layout drawings: 4006-BAF-F-13-DR-E-63-007 C02, 4006-BAF-F-14-DR-E-62-045, 4006-BAF-F-14-DR-E-62-046, 4006-BAF-F-14-DR-E-62-047, 4006-BAF-F-14-DR-E-63-008 C03 and 4006-BAF-F-15-DR-E-63-009 C02;

Spurlite Kampus - REV09 External Lighting 14-11-19, Kampus - External Lighting, 8th November 2019, Revision: 01 Reference: 4006-BAF-X-XX-TN-MEP-(xx)-001, Dwg 4006-BAF-ZZ-00-DR-E-(63)-012 Rev C05 and the Site 1 Horizontal illuminance document Kampus Rev 09 14-11-19

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

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

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

21) The development shall operate on the basis of ongoing compliance with the following:

Kampus Manchester, KAMPUS, Manchester City Centre , Travel Plan, February 2021

Reason - To assist promoting the use of sustainable forms of travel , pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

22) (a) The development shall be carried out in accordance with the recommendations in Sandy Browns Acoustic Report dated 21 July 2016 and in line with comments from included in the Deloitte Kampus (Main Scheme) - Schedule of Consultee Comments July 2016 in relation to NSE1 and as verified by the SANDY BROWN : 20 August 2020, Kampus, New Build & Tower Assessment of internal noise levels to discharge Planning condition 22 Report the condition is fully discharged

(b) Prior to the first use of the commercial units, a scheme of acoustic insulation shall be implemented for the commercial units in accordance with the noise assessment prepared by Sandy Brown and the note from Deloitte stamped as received by the City Council, as Local Planning Authority, on the 21 July 2016 and 12 August 2016 respectively. The approved scheme shall be retained and maintained for as long as the development remains in use and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

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

23) The development shall be managed on an ongoing basis with the following: Kampus Parking Management Strategy January 2021

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 and Policies DM1 and T1.

24) Externally mounted ancillary equipment associated with the residential development shall comply with the following:

Sandy Brown Kampus, New Build & Tower, Planning discharge report for condition 24a 04 -08 20

Prior to occupation of each of the commercial uses a scheme of acoustic insulation for any externally mounted ancillary equipment associated with that unit 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. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

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

25) Fume extraction to the Bungalow Unit shall be implemented in accordance with the following:

(a) Information in relation to operation of the Bungalow and type of cooking within the space contained in Rochelle Silverstein's e-mails dated 5th, 13th and 19th December;

(b) Kitchen Ventilation System Dwgs and technical information dated 17-12-19; and

(c) Use of Longar Type 2 HE75 High Performance 75 Grease Efficiency Baffle Filter\_LR[3][1].pdf

Fume extraction to the residential units shall be implemented in accordance with the following:

Dwgs DR-M-(50)-002 REV C01, DR-M-(50)-004 REV C02, DR-M-(50)-044 REV C04, DR-M-(68)-004 REV C01, DR-M-(68.5)-001 REV C01, DR-M-(68.5)-001 REV C01, DR-M-(68.5)-002 REV C01, DR-M-(68.5)-002 REV C01, DR-M-(68.5)-003 REV C01, DR-M-(68.5)-003 REV C01, DR-M-(68.5)-005 REV C01, DR-M-(68.5)-006 REV C01, SM-M-(57)-007 REV C01, SM-M-(68.5)-007 REV C02, SM-M-(68.5)-008 REV C02, SUMMARY FAN DATA SHEET and MVHR Apartment Flow Rate Calculations Sheet.

Final details of the method of extraction of any fumes, vapours and odours from each of the A3 /A4 commercial units (Excluding the Bungalow);

shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / A3 / A4 commercial unit The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

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

26) The commercial units can be occupied as A1, A2, A3, A4, B1,D1 (nursery and crèche, clinic and health centre, art gallery only) or D2 (Gymnasium, indoor sport and recreation 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

27) In relation to the commercial units the signage and outside seating strategies shall be implemented in accordance with the following:

Outside Furniture- Kampus Strategy by Native stamped as received on 12-02-24 and the Commercial Signage Guide Update January 2024, Kampus Manchester Commercial Units Sign Zoning Block C,E and F and Signage Strategy - Kampus by Native all stamped as received on 12-02-24

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

28) The 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.

29) Refuse management to the commercial units shall be implemented on an ongoing basis in accordance with the following:

Waste Management Strategy - Kampus by Native stamped as received on 12-02-24;

Unit 8 Ground Floor Plan stamped as received on 12-02-24; and

Refuse Store Plan A 02 stamped as received on 12-02-24

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

30) Notwithstanding the TV reception survey, by Taylor Brothers dated 23rd February 2016 within one month of the practical completion 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 shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out

either before the building is first occupied or within one month of the study being submitted 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 Core Strategy Policies DM1 and SP1

31) The servicing arrangements shall be implemented in accordance with the following on an ongoing basis:

Kampus Servicing Management Strategy November 2021 the condition is discharged

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

32) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

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

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

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

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

Reason

To prevent pollution of controlled waters from potential contamination on site. The site is located in a sensitive location with respect to controlled waters on the site and in close proximity to the site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

35) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which

has been submitted to and approved in writing by the City Council as local planning authority.

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

36) The development hereby approved shall include for full disabled access to be provided to the main Aytoun Street and Minshall Street residential entrances to the floors above.

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

37) If during works to convert the building to the use hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15

## **Informatives**

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### **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](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.

Date: 14 April 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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.