LICHFIELDS

Land at Cornbrook - Schedule of Conditions

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
1	The development must be begun not later than the expiration of three year beginning with the date of this permission.	N/A	No change proposed.
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: *Drawings* 8353-LRW-ZZ-ZZ-DR-A-00-100 P08, 8353-LRW-ZZ-ZZ-DR-A-00-300 P04 and 8353- LRW-ZZ-ZZ-DR-A-00-301 P02 received by the City Council, as Local Planning Authority, on the 30 January 2024 1169-WRI-XX-XX-DR-L-0002 P08, 8353-LRW-ZZ-22-DR-A-00-183 P08, 8353-LRW-ZZ- 22-DR-A-00-189 P07, 8353-LRW-ZZ-23-DR-A-00-184 P08, 8353-LRW-ZZ-23-DR-A-00- 190 P06, 8353-LRW-ZZ-RF-DR-A-00-185 P07, 8353-LRW-ZZ-RF-DR-A-00-191 P07, 8353-LRW-ZZ-ZZ-DR-A-00-015 P07, 8353-LRW-ZZ-ZZ-DR-A-00-016 P07, 8353-LRWZZ-ZZ-DR-A-00-182 P08, 8353-LRW-ZZ-ZZ-DR-A-00-188 P07, 8353-LRW-ZZ-ZZ-DRA- 00-199 P03, 8353-LRW-ZZ-ZZ-DR-A-00-200 P08, 8353-LRW-ZZ-ZZ-DR-A-00-201 P06, 8353-LRW-ZZ-ZZ-DR-A-00-202 P05, 8353-LRW-ZZ-ZZ-DR-A-00-203 P06, 8353-LRW-ZZ-ZZ-DR-A-00-204 P07, 8353-LRW-ZZ-ZZ-DR-A-00-205 P05, 8353-LRW-ZZZZ-DR-A-00-206 P05, 8353-LRW-ZZ-ZZ-DR-A-00-207 P05, 8353-LRW-ZZ-ZZ-DR-A-00-601 P04, , 8353-LRW-ZZ-ZZ-VS-A-00-021 P02, 8353-LRW-ZZ-ZZ-VS-A-00-023 P02, 8353-LRW-ZZ-ZZ-VS-A-00-027 P02, 8353-LRW-ZZ-ZZ-VS-A-00-029 P01, 8353- LRW-ZZ-ZZ-VS-A-00-030 P01 and 8353-LRW-ZZ-ZZ-VS-A-00-031 P018353-LRW-ZZZZ-VS-A-00-032 P01 received by the City Council, as Local Planning Authority, on the 21 May 2024 8353-LRW-ZZ-00-DR-A-00-175 P10, 8353-LRW-ZZ-00-DR-A-00-178 P13, 8353-LRWZZ-01-DR-A-00-176 P10, 8353-LRW-ZZ-01-DR-A-00-179 P11, 8353-LRW-ZZ-B1-DRA-00-174 P09, 8353-LRW-ZZ-B1-DR-A-00-177 P07, 8353-LRW-ZZ-ZZ-DR-A-00-198 P04 and 8353-LRW-ZZ-ZZ-DR-A-00-600 P04 received by the City Council, as Local Planning Authority, on the 24 May 2024 *Supporting information* Planning, Heritage, Tall Building and Statement of Community Involvement prepared by Lichfields; Design and Access Statement prepared by Leach Rhodes Walker (ref. 8353-LRW-XX-XX-PP-A-00-011 Rev. P03); Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2); Transport Assessment prepared by SK Transport (ref. 231218/SK22387/TS01(-03)); Phase I Geoenvironmental Site Assessment prepared by Renaissance (ref. CBR-REN-00-XX-RNP[1]C-00003 Rev. P04); Flood Risk Assessment prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C- 00001 Rev. P04); Drainage Scheme prepared by Renaissance (ref. CBR-REN-XX-XXRP C-00002 Rev. P03); Archaeological Assessment prepared by Oxford Archaeology (ref. L11531 Rev. V4); Air Quality Assessment prepared by Redmore (ref. 7356r2); Crime Impact Statement prepared by GMP (ref. 2023/0618/CIS/01); Wind and Microclimate Assessment prepared by GIA; Daylight and Sunlight Assessment prepared by GIA (ref. 2473-240126-	The development hereby approved shall be carried out in accordance with the following drawings and documents: *Drawings* **8353-LRW-ZZ-ZZ-DR-A-00-100 P11, 8353-LRW-ZZ-ZZ-DR-A-00-300 P07 and 8353- LRW-ZZ-ZZ-DR-A-00-301 P06** **1169-WRI-XX-XX-DR-L-0002 P09, 8353-LRW-ZZ-24-DR-A-00-675 P02, 8353-LRW-ZZ-24-DR-A-00-684 P02, 8353-LRW-ZZ-25-DR-A-00-676 P02, 8353-LRW-ZZ-25-DR-A-00-685 P02, 8353-LRW-ZZ-26-DR-A-00-677 P02, 8353-LRW-ZZ-RF-DR-A-00-686 P02, 8353-LRW-ZZ-ZZ-DR-A-00-015 P08, 8353-LRW-ZZ-ZZ-DR-A-00-016 P08, 8353-LRW-ZZ-ZZ-DR-A-00-674 P02, 8353-LRW-ZZ-ZZ-DR-A-00-683 P02, 8353-LRW-ZZ-ZZ-DR-A-00-673 P02, 8353-LRW-ZZ-ZZ-DR-A-00-200 P12, 8353-LRW-ZZ-ZZ-DR-A-00-201 P10, 8353-LRW-ZZ-ZZ-DR-A-00-202 P09, 8353-LRW-ZZ-ZZ-DR-A-00-203 P11, 8353-LRW-ZZ-ZZ-DR-A-00-204 P11, 8353-LRW-ZZ-ZZ-DR-A-00-205 P09, 8353-LRW-ZZZZ-DR-A-00-206 P09, 8353-LRW-ZZ-ZZ-DR-A-00-207 P09, 8353-LRW-ZZ-ZZ-DR-A-00-682 P02, 8353-LRW-ZZ-ZZ-VS-A-00-021 P03, 8353-LRW-ZZ-ZZ-VS-A-00-023 P03, 8353-LRW-ZZ-ZZ-VS-A-00-027 P03, 8353-LRW-ZZ-ZZ-VS-A-00-029 P02, 8353- LRW-ZZ-ZZ-VS-A-00-030 P02 and 8353-LRW-ZZ-ZZ-VS-A-00-031 P018353-LRW-ZZZZ-VS-A-00-032 P02** **8353-LRW-ZZ-00-DR-A-00-678 P02, 8353-LRW-ZZ-00-DR-A-00-669 P02, 8353-LRW-ZZ-01-DR-A-00-679 P02, 8353-LRW-ZZ-01-DR-A-00-670 P02, 8353-LRW-ZZ-ZZ-DR-A-00-672 P02, 8353-LRW-ZZ-ZZ-DR-A-00-681 P02, 8353-LRW-ZZ-02-DR-A-00-671 P02, 8353-LRW-ZZ-02-DR-A-00-680 P02 received by the City Council, as Local Planning Authority.** *Supporting information* Planning, Heritage, Tall Building and Statement of Community Involvement prepared by Lichfields; Design and Access Statement prepared by Leach Rhodes Walker (ref. 8353-LRW-XX-XX-PP-A-00-011 Rev. P03); Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2); Transport Assessment prepared by SK Transport (ref. 231218/SK22387/TS01(-03)); Phase I Geoenvironmental Site Assessment prepared by Renaissance (ref. CBR-REN-00-XX-RNP[1]C-00003 Rev. P04); Flood Risk Assessment prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C- 00001 Rev. P04); Drainage Scheme prepared by Renaissance (ref. CBR-REN-XX-XXRP C-00002 Rev. P03); Archaeological Assessment prepared by Oxford Archaeology (ref. L11531 Rev. V4); Air Quality Assessment prepared by Redmore (ref. 7356r2); Crime Impact Statement prepared by GMP (ref. 2023/0618/CIS/01); Wind and Microclimate Assessment prepared by GIA; Daylight and Sunlight Assessment prepared by GIA (ref. 2473-240126-EP-DLSL); Preliminary Ecological Assessment prepared by Urban Green (ref. UG2342-PEA); Biodiversity Net Gain Assessment prepared by Urban Green (ref. UG2342-BNG); Biodiversity Net Gain Metric prepared by Urban Green; Blue and Green Infrastructure	Drawing references updated to reflect amendments to the approved scheme.

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
	EP-DLSL); Preliminary Ecological Assessment prepared by Urban Green (ref. UG2342-PEA); Biodiversity Net Gain Assessment prepared by Urban Green (ref. UG2342-BNG); Biodiversity Net Gain Metric prepared by Urban Green; Blue and Green Infrastructure Statement prepared by Wrights; Environmental Standards Statement prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-002Rev. P03); Viability Assessment prepared by Tim Claxton; Lighting Strategy prepared by Futureserv (ref. P7583-FS-XX-XX-RP-E-001 Rev. P3); Ventilation and Extraction Strategy prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-003 Rev. P3); Management Strategy prepared by Artal; Construction Environmental Management Plan prepared by Domis; Broadband Connectivity Assessment prepared by Futureserv (ref. P7583-FS-XX-XX-RP-E-002 Rev. P03); TV Reception Survey prepared by Pagerpower (ref. 13033A); Local Labour Agreement prepared by Domis and Landscape Concept Design prepared by Wrights received by the City Council, as Local Planning Authority, on the 30 January 2024 Daylight and Sunlight update received by the City Council, as Local Planning Authority, on the 20 May 2024 Waste proforma received by the City Council, as Local Planning Authority, on the 29 April 2024 Highways response note received by the City Council, as Local Planning Authority, on the 21 May 2024.	Statement prepared by Wrights; Environmental Standards Statement prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-002Rev. P03); Viability Assessment prepared by Tim Claxton; Lighting Strategy prepared by Futureserv (ref. P7583-FS-XX-XX-RP-E-001 Rev. P3); Ventilation and Extraction Strategy prepared by Futureserv (ref. P7583-FS-XX-XX-RP-M-003 Rev. P3); Management Strategy prepared by Artal; Construction Environmental Management Plan prepared by Domis; Broadband Connectivity Assessment prepared by Futureserv (ref. P7583-FS-XX-XX-RP-E-002 Rev. P03); TV Reception Survey prepared by Pagerpower (ref. 13033A); Local Labour Agreement prepared by Domis and Landscape Concept Design prepared by Wrights received by the City Council, as Local Planning Authority, on the 30 January 2024 Daylight and Sunlight update received by the City Council, as Local Planning Authority, on the 20 May 2024 Waste proforma received by the City Council, as Local Planning Authority, on the 29 April 2024 Highways response note received by the City Council, as Local Planning Authority, on the 21 May 2024.	
3	Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.	**The development shall be carried out in accordance with Piling and Penetrative Works Risk Assessment (ref. NS/C5540/13935) received by the City Council, as Local Planning Authority, on 6 March 2025.**	Information submitted to discharge this condition. Condition wording to be amended to compliance condition for completeness.
4	No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.	N/A	No change proposed.
5	a. Notwithstanding the Flood Risk Assessment prepared by Renaissance (ref. CBRREN-XX-XX-RP-C-00001 Rev. P04); Drainage Scheme prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C-00002 Rev. P03); received by the City Council, as Local Planning Authority, on the 30 January 2024, (a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be 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. • Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable	a. Notwithstanding the Flood Risk Assessment prepared by Renaissance (ref. CBRREN-XX-XX-RP-C-00001 Rev. P04); Drainage Scheme prepared by Renaissance (ref. CBR-REN-XX-XX-RP-C-00002 Rev. P03); received by the City Council, as Local Planning Authority, on the 30 January 2024, (a) **prior to the commencement of development (with the exception of site clearance, enabling works and site remediation)** a scheme for the drainage of surface water from that phase of the new development shall be 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. • Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable	Trigger of condition amended to allow enabling and remediation works to take place prior to the discharge of the condition.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
	• Details of surface water attenuation which achieves a runoff rate no greater than 5 l/s, supported by evidence of agreement in principle from the relevant authority/service provider • A finalised drainage layout showing all components, outfalls, levels and Connectivity • 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/abandonment is proposed, agreement in principle from United Utilities 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 • A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements). • Construction details of flow control and SuDS elements. • plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). b. The development shall then be constructed in accordance with the approved details, within an agreed timescale	• Details of surface water attenuation which achieves a runoff rate no greater than 5 l/s, supported by evidence of agreement in principle from the relevant authority/service provider • A finalised drainage layout showing all components, outfalls, levels and Connectivity • 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/abandonment is proposed, agreement in principle from United Utilities 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 • A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements). • Construction details of flow control and SuDS elements. • plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). b. The development shall then be constructed in accordance with the approved details, within an agreed timescale	
6	a. Notwithstanding the Cornbrook Residential Phase I Geo-Environmental Assessment Report, Renaissance Structural Civil Engineering, Reference: CBR-RENXX-XX-RP-C[1]00003, January 2024 received by the City Council, as Local Planning Authority, on the 30 January 2024, before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In particular, the following shall be provided: • Submission of Site Investigation Proposals; • Submission of Site Investigation and Risk Assessment Report; and, • Submission of a Remediation Strategy. In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as Local Planning Authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as Local Planning Authority. b. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to the first occupation of the development, a Completion/Verification Report shall be	a. **The development shall be carried out in accordance with the Phase II Geo-Environmental Assessment Report (ref. AH/C5540/13714 Rev A) and Remedial Strategy (ref. AH/C5540/13847) received by the City Council, as Local Planning Authority, on 6 March 2025.** b. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to the first occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.	Information submitted to discharge this condition. Part A of the condition to be amended to compliance for completeness. Part B of the condition to remain unchanged.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
	submitted to and approved in writing by the City Council as Local Planning Authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.		
7	Notwithstanding the Construction Environmental Management Plan prepared by Domis received by the City Council, as Local Planning Authority, on the 30 January 2024, the development shall not commence until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include: • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures; • Compound locations where relevant; • Consultation with local residents/local businesses; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. 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 Environmental Management Plan.	**The development shall be carried out in accordance with the approved Construction Environmental Management Plan prepared by Domis, dated 10 April 2025.**	Information submitted to discharge this condition. Condition wording to be amended to compliance condition for completeness.
8	Prior to the commencement of the development, all material to be used on all external elevations of the development 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, 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 approved materials shall then be implemented as part of the development.	**Prior to any above ground works commencing**, all material to be used on all external elevations of the development 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, 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 approved materials shall then be implemented as part of the development.	Trigger of condition amended to 'above ground works' to allow remediation works to take place prior to the discharge of the condition.
9	a. Prior to the commencement of the development, details of a Local Benefit Proposal demonstrating a commitment to recruit local labour for the duration of the construction 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 of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships;	a. **Prior to any above ground works commencing**, details of a Local Benefit Proposal demonstrating a commitment to recruit local labour for the duration of the construction 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 of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships;	Trigger of condition amended to 'above ground works' to allow remediation works to take place prior to the discharge of the condition.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
	mechanisms for the implementation and delivery of the Local Benefit Proposal; ii) and measures to monitor and review the effectiveness of the Local Benefit Proposal iii) in achieving the objective of recruiting and supporting local labour objectives. b. Within one month prior to construction work associated with the development being completed, a detailed report 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.	mechanisms for the implementation and delivery of the Local Benefit Proposal; ii) and measures to monitor and review the effectiveness of the Local Benefit Proposal iii) in achieving the objective of recruiting and supporting local labour objectives. b. Within one month prior to construction work associated with the development being completed, a detailed report 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.	
10	Prior to the first occupation of the development 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 construction; and • 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. 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.	N/A	No change proposed.
11	The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Futureserv (ref. P7583-FS-XX-XX-RPM-002 Rev. P03) received by the City Council, as Local Planning Authority, on the 30 January 2024. A post construction review certificate/statement for the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.	N/A	No change proposed.
12	a. Notwithstanding drawing 1169-WRI-XX-XX-DR-L-0002 P08 received by the City Council, as Local Planning Authority, on the 21 May 2024, (a) prior to any above ground works commencing, details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council, as Local Planning Authority. b. The approved scheme shall be implemented prior to the first occupation of the residential element of the development. 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.	a. Notwithstanding drawing **1169-WRI-XX-XX-DR-L-0002 P09** received by the City Council, as Local Planning Authority, (a) prior to any above ground works commencing, details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council, as Local Planning Authority. b. The approved scheme shall be implemented prior to the first occupation of the residential element of the development. 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.	Drawing references updated to reflect amendments to the approved scheme.
13	a. Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, 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.	N/A	No change proposed.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
	b. Prior to the first occupation of the development, 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.		
14	a. Notwithstanding the Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2); received by the City Council, as Local Planning Authority, on the 30 January 2024, prior to any above ground works, a scheme of acoustic insulation for the commercial units, meeting spaces and gym as shown on drawings 8353-LRW-ZZ-00-DR-A-00-175 P10 and 8353-LRW-ZZ-01-DR-A-00-176 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, shall be submitted for approval in writing by the City Council, as Local Planning Authority. b. Prior to the first use of each of the commercial, meeting spaces and gym units, 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, and thereafter retained and maintained in situ.	a. Notwithstanding the Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2); received by the City Council, as Local Planning Authority, on the 30 January 2024, prior to any above ground works, a scheme of acoustic insulation for the commercial units, meeting spaces and gym as shown on drawings **8353-LRW-ZZ-00-DR-A-00-678 P02 and 8353-LRW-ZZ-01-DR-A-00-679 P02** received by the City Council, as Local Planning Authority shall be submitted for approval in writing by the City Council, as Local Planning Authority. b. Prior to the first use of each of the commercial, meeting spaces and gym units, 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, and thereafter retained and maintained in situ.	Drawing references updated to reflect amendments to the approved scheme.
15	a. The acoustic insulation of the residential accommodation shall be carried out in accordance with the Noise and Vibration Assessment prepared by Jameson Acoustics (ref. 22101-RP-1-R2); received by the City Council, as Local Planning Authority, on the 30 January 2024. b. Prior to the first occupation of the residential element of the development, 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, and thereafter retained and maintained in situ.	N/A	No change proposed.
16	The residential and apart hotel element of the development shall be carried out in accordance with the waste management proforma received by the City Council, as Local Planning Authority, on the 29 April 2024 together with drawing 8353-LRW-ZZ-00-DR-A-	The residential and apart hotel element of the development shall be carried out in accordance with the waste management proforma received by the City Council, as Local	Drawing references updated to reflect amendments to the approved scheme.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
	00-175 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024. The approved scheme shall be implemented prior to the first use of the residential and apart hotel elements and shall remain in situ whilst the use or development is in operation.	Planning Authority, on the 29 April 2024 together with drawing **8353-LRW-ZZ-00-DR-A-00-678 P02** received by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the residential and apart hotel elements and shall remain in situ whilst the use or development is in operation.	
17	Prior to the first use of the commercial uses, meeting spaces and gym as indicated on drawings 8353-LRW-ZZ-00-DR-A-00-175 P10 and 8353-LRW-ZZ-01-DR-A-00-176 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, details of a waste management strategy for the storage and disposal of refuse for the commercial uses of the development 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 commercial uses and shall remain in situ whilst the use or development is in operation.	Prior to the first use of the commercial uses, meeting spaces and gym as indicated on drawings **8353-LRW-ZZ-00-DR-A-00-678 P02** and **8353-LRW-ZZ-01-DR-A-00-679 P02** received by the City Council, as Local Planning Authority, details of a waste management strategy for the storage and disposal of refuse for the commercial uses of the development 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 commercial uses and shall remain in situ whilst the use or development is in operation.	Drawing references updated to reflect amendments to the approved scheme.
18	Prior to the first use of each of the commercial units, as indicated on drawings 8353-LRW-ZZ-00-DR-A-00-175 P10 and 8353-LRW-ZZ-01-DR-A-00-176 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.	Prior to the first use of each of the commercial units, as indicated on drawings **8353-LRW-ZZ-00-DR-A-00-678 P02** and **8353-LRW-ZZ-01-DR-A-00-679 P02** received by the City Council, as Local Planning Authority, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.	Drawing references updated to reflect amendments to the approved scheme.
19	Prior to the first use of each of the commercial units as indicated drawings 8353-LRW-ZZ-00-DR-A-00-175 P10 and 8353-LRW-ZZ-01-DR-A-00-176 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, should any roller shutters be required, details of any proposed roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.	Prior to the first use of each of the commercial units as indicated drawings **8353-LRW-ZZ-00-DR-A-00-678 P02** and **8353-LRW-ZZ-01-DR-A-00-679 P02** received by the City Council, as Local Planning Authority, should any roller shutters be required, details of any proposed roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.	Drawing references updated to reflect amendments to the approved scheme.
20	The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of the development, full details of such a scheme for the development 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 occupation of the development and shall remain in operation for so long as the development is occupied.	N/A	No change proposed.
21	If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as Local Planning Authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as Local Planning Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.	N/A	No change proposed.
22	Deliveries, servicing and collections including waste collections shall not take place outside the following hours: * Monday to Saturday 07:30 to 20:00 * Saturday Sundays and Bank Holidays confined to 10:00 to 18:00	N/A	No change proposed.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
23	The commercial units hereby approved, as indicated on drawings 8353-LRW-ZZ-00-DR-A-00-175 P10 and 8353-LRW-ZZ-01-DR-A-00-176 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, shall not be open outside the following hours: * Monday to Saturday 08:00 to 23:30 * Sundays (and Bank Holidays): 10:00 to 22:00 There shall be no amplified sound or any amplified music at any time within the unit.	The commercial units hereby approved, as indicated on drawings **8353-LRW-ZZ-00-DR-A-00-678 P02** and **8353-LRW-ZZ-01-DR-A-00-679 P02** received by the City Council, as Local Planning Authority, shall not be open outside the following hours: * Monday to Saturday 08:00 to 23:30 * Sundays (and Bank Holidays): 10:00 to 22:00 There shall be no amplified sound or any amplified music at any time within the unit.	Drawing references updated to reflect amendments to the approved scheme.
24	Prior to the first use of the external landscaped areas around the development as indicated on drawing 1169-WRI-XX-XX-DR-L-0002 P08 received by the City Council, as Local Planning Authority, on the 21 May 2024, an operational management strategy 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 e. days and hours of operation. The approved plan shall be implemented upon first use of the development and thereafter retained. No amplified sound or any music shall be produced or played in any part of the site outside the buildings.	Prior to the first use of the external landscaped areas around the development as indicated on drawing **1169-WRI-XX-XX-DR-L-0002 P09** received by the City Council, as Local Planning Authority, an operational management strategy 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 e. days and hours of operation. The approved plan shall be implemented upon first use of the development and thereafter retained. No amplified sound or any music shall be produced or played in any part of the site outside the buildings.	Drawing references updated to reflect amendments to the approved scheme.
25	The commercial units, as shown on drawings 8353-LRW-ZZ-00-DR-A-00-175 P10 and 8353-LRW-ZZ-01-DR-A-00-176 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.	The commercial units, as shown on drawings **8353-LRW-ZZ-00-DR-A-00-678 P02** and **8353-LRW-ZZ-01-DR-A-00-679 P02** received by the City Council, as Local Planning Authority, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.	Drawing references updated to reflect amendments to the approved scheme.
26	The commercial units, as indicated drawing drawings 8353-LRW-ZZ-00-DR-A-00-175 P10 and 8353-LRW-ZZ-01-DR-A-00-176 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, can be occupied as Use Class E (excluding convenience retail) 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).	The commercial units, as indicated drawing drawings **8353-LRW-ZZ-00-DR-A-00-678 P02** and **8353-LRW-ZZ-01-DR-A-00-679 P02** received by the City Council, as Local Planning Authority, can be occupied as Use Class E (excluding convenience retail) 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).	Drawing references updated to reflect amendments to the approved scheme.
27	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.	N/A	No change proposed.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
28	The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties 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 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification).	N/A	No change proposed.
29	Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the element of the scheme which relates to apart hotel shall only be used as an apart hotel (Use Class C1) and for no other purposes. There shall be no live music or live entertainment in the apart hotel at any time with background music only.	N/A	No change proposed.
30	The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 30 January 2024. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of the development, the Council as Local Planning Authority must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation.	N/A	No change proposed.
31	The residential element of the development hereby approved shall be carried out in accordance with the Framework Travel Plan received by the City Council, as Local Planning Authority, on the 30 January 2024. 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; and 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 occupation of the residential element of the development, a Travel Plan for the development 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.	N/A	No change proposed.
32	The apart hotel element of the development hereby approved shall be carried out in accordance with the Framework Travel Plan received. 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 visiting the hotel at the development; ii) a commitment to surveying the travel patterns of guests/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;	N/A	No change proposed.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
	iv) measures for the delivery of specified Travel Plan services; and 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 the apart hotel element of the development, a Travel Plan for the development 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.		
33	a. Prior to the first occupation of the residential and apart hotel elements, the cycle store shall be implemented in accordance with drawings 8353-LRW-ZZ-00-DR-A-00-175 P10 and 8353-LRW-ZZ-B1-DR-A-00-174 P09 received by the City Council, as Local Planning Authority, on the 24 May 2024 and thereafter retained and maintained in situ. b. The number of cycle spaces shall be reviewed for a period of five years beginning with the date of this permission, as part of the travel plan requirements of conditions 31 and 32 of this planning permission. The surveys shall be undertaken within 7 days of the end of years 1, 3 and 5 beginning with the date of this permission. The results of the survey provided to the Local Planning Authority within 3 months thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.	a. Prior to the first occupation of the residential and apart hotel elements, the cycle store shall be implemented in accordance with drawings **8353-LRW-ZZ-01-DR-A-00-679 P02** received by the City Council, as Local Planning Authority and thereafter retained and maintained in situ. b. The number of cycle spaces shall be reviewed for a period of five years beginning with the date of this permission, as part of the travel plan requirements of conditions 31 and 32 of this planning permission. The surveys shall be undertaken within 7 days of the end of years 1, 3 and 5 beginning with the date of this permission. The results of the survey provided to the Local Planning Authority within 3 months thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.	Drawing references updated to reflect amendments to the approved scheme.
34	Prior the first use of the apart hotel and residential element of the development, a car park management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. The plan shall detail how allocation of spaces would be undertaken together with access management arrangements. The approved plan shall be implemented and be in place upon the first occupation of the residential and apart hotel elements of the development and thereafter retained for as long as the development remains in use.	N/A	No change proposed.
35	The development hereby approved shall be carried out in accordance with car parking layout as shown on drawing 8353-LRW-ZZ-00-DR-A-00-175 P10 received by the City Council, as Local Planning Authority, on the 24 May 2023. This shall include the provision of 2 accessible bays for the apart hotel and 2 accessible bays for the residential element. The car parking layout shall be surfaced, demarcated and laid out prior to the first use of the development and thereafter retained and maintained in situ.	The development hereby approved shall be carried out in accordance with car parking layout as shown on drawing **8353-LRW-ZZ-00-DR-A-00-678 P02** received by the City Council, as Local Planning Authority. This shall include the provision of 2 accessible bays for the apart hotel and 2 accessible bays for the residential element. The car parking layout shall be surfaced, demarcated and laid out prior to the first use of the development and thereafter retained and maintained in situ.	Drawing references updated to reflect amendments to the approved scheme.
36	Prior to any above ground works, details and specification of electric vehicle charging points to the 14-car parking space as indicated on drawing 8353-LRW-ZZ-00-DR-A-00-175 P10 received by the City Council, as Local Planning Authority, on the 24 May 2023 hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved detail shall be implemented and made available prior to the first occupation of the residential and apart hotel uses hereby approved. The electric vehicle charging points shall be retained and maintained for as long as the development remains in use.	Prior to any above ground works, details and specification of electric vehicle charging points to the **13-car parking space** as indicated on drawing **8353-LRW-ZZ-00-DR-A-00-678 P02** received by the City Council, as Local Planning Authority hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved detail shall be implemented and made available prior to the first occupation of the residential and apart hotel uses hereby approved. The electric vehicle charging points shall be retained and maintained for as long as the development remains in use.	Drawing references updated to reflect amendments to the approved scheme. Reference to car parking spaces amended to 13 for completeness.
37	Prior to the first use of the development hereby approved, details of the provision of a car club bay on nearby surrounding roads 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 prior to the first occupation of the residential and apart hotel elements of this development and thereafter retained.	N/A	No change proposed.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
38	Prior to the first occupation of the residential and apart hotel element of the development, a scheme of the following highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority: This shall include the following: • Construction of a new priority car-park access from Dinton Street; • Footway resurfacing along the site-side of Dinton Street, Cornbrook Road and Bridgewater Way/Chester Road; • Repositioning of the Bee Network Cycle Hire facility; • Redundant site access points are reinstated with full footway provision; • Double-yellow 'No Waiting' kerbside restrictions along Cornbrook Road (between Dinton Street and the signal-controlled junction); • 'No Waiting' TROs will be required to cover both Dinton Street and Cornbrook Road to protect the visibility splay extents together with TROs on the opposite side of Cornbrook Road carriageway in order to reduce the likelihood of westbound vehicles crossing the centreline due to on-street parking and a TRO to prevent existing pavement parking issues at the Bridgewater Way/Cornbrook Road junction; and • Provision of a new loading/drop-off bay at Cornbrook Road. The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development.	N/A	No change proposed.
39	Notwithstanding the TV Reception Survey, received by the City Council, as Local Planning Authority, on the 30 January 2024, 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 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 the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before the development is first occupied 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.	N/A	No change proposed.
40	Prior to the first occupation of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.	N/A	No change proposed.
41	Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.	N/A	No change proposed.
42	Prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any signage for the commercial units 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. The approved strategy shall then be implemented for that building and used to inform any future advertisement applications for the building.	N/A	No change proposed.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
43	All windows at ground level with the exception of any WC and, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.	N/A	No change proposed.
44	The development hereby approved shall include for full disabled access to be provided to the main entrances and to the floors above and all new dwellings shall be constructed to a minimum of M (4) 2 standard.	N/A	No change proposed.
45	No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.	N/A	No change proposed.
46	Prior to the first occupation of the development, details of the siting, scale and appearance of the solar panels to the roof of the buildings (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.	N/A	No change proposed.
47	Prior to the first use of the development hereby approved, details of the siting, scale and appearance of any external air source heat pumps to the apartments hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. The air source heat pumps must also comply with the noise criteria as specified in condition 13 The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.	N/A	No change proposed.
48	Prior to any above ground works, final details of the siting, scale and appearance of the 7 porous wind mitigation screens shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented upon first use of the residential and apart hotel element of the scheme and thereafter retained and maintained in situ.	N/A	No change proposed.
49	Prior to the first use, a Food/Parcel, Delivery and Servicing Management (including taxi pick up and drop off, parcel deliveries and food drop off) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include: • Designated delivery drop-off points: This could be a specific lobby area or a central location easily accessible to delivery drivers; • Provision of clear signage in common areas to guide delivery drivers to the drop-off point; • Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries. This would also be applicable for aparthotel guests who may also order food deliveries; • Establish specific delivery hours for residents of the development where possible; • Periodically review how the drop-off process is working and encourage resident feedback; • Set up a secure delivery holding area within the development; and • Monitor Security Concerns. The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in operation.	N/A	No change proposed.
50	a. Three months prior to the first use of the development by hotel guests, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), 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 occupation of the development.	N/A	No change proposed.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
	In this condition a Local Benefit 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 Benefit Proposal; and iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives. b. (b) Within 6 months of the first use of the development by hotel guests, a Local Benefit Proposal 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. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.		
51	a. The development hereby approved shall be carried out in accordance with the Biodiversity Net Gain Assessment prepared by Urban Green (ref. UG2342-BNG) and Biodiversity Net Gain Metric prepared by Urban Green received by the City Council, as Local Planning Authority, on the 30 January 2024. b. Prior to the first use of each Construction Phase of development agreed within part (a) of this condition, a verification report for that Construction Phase will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the minimum 10% biodiversity net gain. c. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Biodiversity Net Gain Assessment. A verification report and measures shall be agreed until such a time as Construction Phases of development comply with parts (a) and (b) 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, and thereafter retained and maintained in situ. If within a period of 30 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.	N/A	No change proposed.
52	Prior to the first occupation of the residential and apartment hotel elements hereby approved, 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.	N/A	No change proposed.
53	Notwithstanding drawing 8353-LRW-ZZ-00-DR-A-00-175 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, prior to any above ground works details of the siting, scale and appearance of generator, substation, external bin stores and cycle store shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential and apart hotel uses hereby approved and thereafter retained and maintained in situ.	Notwithstanding drawing **8353-LRW-ZZ-00-DR-A-00-678 P02** received by the City Council, as Local Planning Authority, prior to any above ground works details of the siting, scale and appearance of generator, substation, external bin stores and cycle store shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential and apart hotel uses hereby approved and thereafter retained and maintained in situ.	Drawing references updated to reflect amendments to the approved scheme.

No.	Approved Wording (under ref. 139133/FO/2024)	Proposed Amended Wording	Commentary
54	Notwithstanding drawing 8353-LRW-ZZ-00-DR-A-00-175 P10 received by the City Council, as Local Planning Authority, on the 24 May 2024, prior to the first use of the development details of the siting, scale and appearance electronic sliding gate shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential and apart hotel uses hereby approved and thereafter retained and maintained in situ.	Notwithstanding drawing **8353-LRW-ZZ-00-DR-A-00-678 P02** received by the City Council, as Local Planning Authority, prior to the first use of the development details of the siting, scale and appearance electronic sliding gate shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential and apart hotel uses hereby approved and thereafter retained and maintained in situ.	Drawing references updated to reflect amendments to the approved scheme.