

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141721/JO/2024
Date registered valid: 11 December 2024
Proposal: Variation of condition 2 (approved drawings) attached to planning permission 138222/JO/2023 as amended by 139307/NMC/2024 to make changes to distribution of the louvres, changes to roof layout including plant location and amount and changes to landscaping.
Address: Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Ward(s): Hulme Ward

Applicant: Bruntwood Sci tech Ltd.
Agent (if any): Mr Tom Young Deloitte LLP
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 04-03-25

Application details

Type of application: Variation or Removal of Condition
Development type: Major Office
Date of site visit: 23 December 2024

Standard consultations:

Printed: 19 December 2024 Expired: 12 January 2025

Neighbour notifications

Printed: 19 December 2024 Expired: 12 January 2025

Site notice

Posted: 23 December 2024 Expired: 16 January 2025

Press advert

Published: 24 December 2024 Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is in Manchester Science Park (MSP), a strategic employment location in Oxford Road Corridor. It includes innovative science and technology companies at all life-cycle stages with support services that encourages collaboration and co-creation. It is a highly accessible location close to major research institutions. The MSP is covered by a Strategic Regeneration Framework (SRF) which was endorsed in 2018 with an Addendum was subsequently endorsed in 2023.

The site is 0.67 ha and bounded by Greenheys Lane and Pencroft Way. Until recently it included the Greenheys building; two vacant terrace houses, one of which was in use as a hot food takeaway; a single storey brick building used as a furniture store; a surface level car park and highway land. The Greenheys building is mainly used as research, laboratory and commercial office use. These buildings have now been demolished under application ref no (application ref no 136962/DEM/2023).

There is a 60 space car park is accessed off Pencroft Way.

The Base building, a five-storey office development constructed in 2022 is to the south. The McDougall Centre, owned by the University of Manchester, is to the north and is largely disused although a prayer hall is in use. The Site is to the east of Greenheys Lane and a residential area is on the opposite side of the road.

Description of area

MSP is identified as a strategic employment location in the Core Strategy and is in the Oxford Road Corridor. It includes innovative science and technology companies at all life-cycle stages with support services that encourages collaboration and co-creation. It is a highly accessible location close to major research institutions.

Description of development

Consent was granted in July 2023 (application ref no 136934/FO/2023) for a 7-storey building, cycle parking, hard and soft landscaping, access and servicing, and associated works. The development includes a full plant level, for office and laboratory floorspace (Use Class E). An anchor tenant would occupy the ground, mezzanine and first floor, with the remaining floors available for occupiers primarily within the life science and healthcare sectors. The anchor tenant is an internationally significant health research organisation that would bring substantial direct and indirect socio-economic benefits to MSP and the wider Corridor eco-system, and leverage MSP's advantages in terms of locational clustering with major knowledge and research institutions. Importantly, securing the tenant at MSP will strengthen Manchester's Research & Development (R&D) capabilities and world leading reputation for life science and health innovation, catalysing the next phases of development at the park through clustering opportunities.

The proposal would deliver 17,249 sqm of flexible office and laboratory space to meets the specific requirements of occupiers in the science and technology sectors.

Subsequently application ref no 138222/JO/2023 varied conditions on the 2023 consent as follows:

- 2 (Approved Dwgs) (to make amendments minor material amendments to building layout, landscaping and facade detailing and the relocate a back up generator underground); and
- wording of conditions 5 (Construction Management Plan), 11 (Plant), 20 (Servicing Hours) and 22 (Clear Windows) attached to application ref no 136934/FO/2023

This s73 application seeks to amend Condition 2 in order to accommodate further minor material amendments as follows:

- Changes to the louvre distribution, and introduction of 2 additional louvres;
- Changes to the roof layout, including plant; and
- Changes to the landscaping

Details of the design of the louvres have also been clarified within the submission following discussions about the design quality of these elements.

The above changes necessitate the rewording of Condition 2, to account for the new drawing references.

The proposed changes have emerged from detailed design development aimed at optimising the functionality of the building and as a result of further survey work which has identified that there are underground services to which access needs to be maintained, which would be affected by the current approved landscaping scheme.

Consultations & Notification Responses

Publicity – The application was advertised as a major development. As site notice was displayed adjacent to the site and occupiers of neighbouring properties were notified about the application. No representations have been received.

Highways Services- No objections

Environmental Health – (Street Management and Enforcement) – Have no objections subject to condition 12 ((External plant/equipment/servicing) being retained on any new consent.

Environment Agency – Have no objections

Flood Risk Management Team – No comments received

Greater Manchester Archaeological Unit – No objections.

Greater Manchester Ecology Unit (GMEU)- No objections

United Utilities – No objections

Issues

Principle of the Proposed Amendments to condition 2

Roof Layout (Including Plant)

It is noted that the general arrangement of the rooftop layout and plant has been altered to optimise functionality of the building resulting in a more efficient layout of plant equipment, which now covers less area of the roof. There are only minor changes to the locations of the intakes and exhausts. Overall it is considered that the amendments would not negatively impact the visual appearance of the building and are therefore considered to be acceptable.

Landscaping

During design development, it has been established that below ground services run along the eastern edge of the site and would run beneath the eastern edge of the approved landscaping scheme adjacent to Pencroft Way. Due to the need for service providers to maintain access to below ground services, it is necessary to pull back the eastern edge of the landscaping by c.0.5m in order to meet this requirement. The land above the services will be treated with Macadam paving, which will be consistent with paving used along Pencroft Way, thereby ensuring the quality of design and materials is maintained. The amendment will maintain the majority of the soft landscaping at the eastern end of the Site and will maintain all approved pedestrian access routes.

Noise from Plant

It is noted that notwithstanding the amendments to the plant that the conclusions of the earlier Environmental Noise Assessment are not impacted by the amended proposals.

Louvre Strategy

The Louvre design approach has emerged from the need to integrate functional requirements and aesthetic considerations, minimising the number of interventions required in the façade whilst supporting the advanced mechanical and electrical systems necessary for the UK Biobank facility and proposed lab operations. The treatment of the louvres is tailored to their specific functions and locations.

Where possible louvres are to be formed from decorative elements to enhance their appearance. It is noted that these louvres are positioned in areas where they are more visible, such as the roof where it is more critical that aesthetically they have a high quality bespoke appearance. They have been designed to complement the building's overall architectural style utilising bespoke perforated metal cladding. The cladding will allow the necessary ventilation while also contributing to the building's aesthetic appeal.

There are a number of areas of proprietary louvres which are critical to the buildings functionality such as pressure relief and air exhaust. They are integrated into the building's mechanical systems and are essential for maintaining safety and environmental conditions. Propriety louvres are included within the podium to support: 1. Pressure relief in the event of the gaseous fire suppression system protecting the Archives being activated. 2. Air exhaust from the purge ventilation system in the event of an oxygen depletion alarm or fire suppressant gas clearance. The design utilises high performance weatherproof louvres mounted on internal plenum boxes. Each plenum box incorporates a 1m x 1m pressure relief damper on the internal face and 2 No. 400mm diameter exhaust duct connections to the sides so that the external louvre can perform both functions to minimise the number of openings required through the façade. These critical function louvres have been designed to be recessed into the building's green wall and would be coloured green which helps to disguise them and maintain the visual integrity of the facade. They would also be located on the lower levels of the building. Given these design features they would only be seen in views directly facing the wall. It is

considered that this design choice ensures that the louvres do not detract from the building's appearance while still meeting functional requirements.

Final details of the materiality, appearance and finish of each louvre type is to be signed off by officers as part of the discharge of the materials condition attached to this consent.

Conclusion

It is considered that these changes would support the operation of the consented scheme and will not materially change the appearance of the facades or the approved landscaping scheme

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must have begun not later than the 28-07-26

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) Existing Site Plan GRE-BDP-ZZ-XX-DR-A-00-001 P02 and Proposed Site Plan GRE-BDP-ZZ-XX-DR-A-00-006 P04 both stamped as received on 10-05-23;

(b) GRE-BDP-ZZ-00-DR-A-20-900 P30 GROUND FLOOR PLAN, GRE-BDP-ZZ-01-DR-A-20-900 P03 1ST FLOOR PLAN , GRE-BDP-ZZ-02-DR-A-20-900 P02 2ND FLOOR PLAN, GRE-BDP-ZZ-03-DR-A-20-900 P02 3RD FLOOR PLAN , GRE-BDP-ZZ-04-DR-A-20-900 P01 4TH FLOOR PLAN , GRE-BDP-ZZ-05-DR-A-20-900 P01 5TH FLOOR PLAN , GRE-BDP-ZZ-06-DR-A-20-900 P03 6TH FLOOR (PLANT) PLAN, GRE-BDP-ZZ-07-DR-A-20-900 P03 ROOF PLAN, GRE-BDP-ZZ-XX-DR-A-20-100 P15 NORTH ELEVATION , GRE-BDP-ZZ-XX-DR-A-20-101 P15 SOUTH ELEVATION, GRE-BDP-ZZ-XX-DR-A-20-102 P13 WEST & EAST ELEVATION , GRE-BDP-ZZ-XX-DR-A-20-103 P10 SECTIONS A & B , GRE-BDP-ZZ-XX-DR-A-20-109 P05 CONTEXTUAL ELEVATIONS, GRE-BDP-ZZ-XX-DR-A-20-110 P05 CONTEXTUAL ELEVATIONS , GRE-BDP-ZZ-XX-DR-A-21-901 P02 SECTION 01 , GRE-BDP-ZZ-XX-DR-A-21-902 P02 SECTION 02 , GRE-BDP-ZZ-XX-DR-A-21-903 P02 SECTION 03 , GRE-BDP-ZZ-XX-DR-A-21-904 P021 SECTION 04, GRE-BDP-ZZ-XX-DR-A-21-905 P02 SECTION 05 & 06, Dwg GRE-SLCE-22-DR-ME 2011, GRE-LON-ZZ-06-DR-X-05503 S3 P01, GRE-LON-ZZ-06-DR-X-05504 S3 P01, GRE-LON-ZZ-06-DR-X-05200 S3 P01, GRE-LON-ZZ-06-DR-X-05500 S3 P01, GRE-LON-ZZ-06-DR-X-05501 S3 P01, GRE-BDP-ZZ-XX-DR-A-20102 C01 GENERAL ARRANGEMENT - SOUTH ELEVATION, GRE-BDP-ZZ-XX-SK-A-20112 P01 GENERAL ARRANGEMENT - EAST & WEST ELEVATION, GRE-BDP-ZZ-XX-SK-A-20111 P01 GENERAL ARRANGEMENT - SOUTH ELEVATION, GRE-BDP-ZZ-XX-SK-A-20110 P01 GENERAL ARRANGEMENT - NORTH ELEVATION, GRE-LON-ZZ-06-DR-X-05504 P01 TYPICAL LEVEL 6 RAINSCREEN PANEL PERFORATION PATTERNS, GRE-LON-ZZ-06-DR-X-05503, GRE-LON-ZZ-06-DR-X-05503 P01 TYPICAL LEVEL 06 RAINSCREEN PANEL MODULES, GRE-LON-ZZ-06-DR-X-05501 P01 LEVEL 06 PLANT SCREEN CAPPING DETAIL, GRE-LON-ZZ-06-DR-X-05200 P01 LEVEL 06 PLANT SCREEN TYPICAL SECTION, GRE-LON-ZZ-06-DR-X-05500 P01 LEVEL 06 PLANT SCREEN VERTICAL JOINT DETAIL, GRE-BDP-ZZ-XX-DR-A-20101 C02 GENERAL ARRANGEMENT - NORTH ELEVATION and GRE-BDP-ZZ-XX-DR-A-20101 C02 GENERAL ARRANGEMENT - SOUTH ELEVATION

c) GRE-BDP-01-XX-SP-L-0001 P02 LANDSCAPE SPECIFICATION , GRE-BDP-ZZ-XX-DR-L-00-002 P08 LANDSCAPE - COLOUR MASTERPLAN , GRE-BDP-ZZ-XX-DR-L-00-003 P05 LANDSCAPE - COLOUR UPPER FLOOR MASTERPLAN, GRE-BDP-ZZ-XX-DR-L-00-004 P04 LANDSCAPE - PAVING MATERIALS, GRE-BDP-ZZ-XX-DR-L-00-008 P04 LANDSCAPE - PLANTING STRATEGY PLAN, GRE-BDP-ZZ-XX-DR-L-00-009 P04 LANDSCAPE - PLANTING STRATEGY UPPER FLOOR, GRE-BDP-ZZ-XX-DR-L-00-101 P07 LANDSCAPE - GA PLAN, GRE-BDP-ZZ-XX-DR-L-00-102 P05 LANDSCAPE - GA ROOF PLAN, GRE-BDP-ZZ-XX-DR-L-00-201 P04 LANDSCAPE - TREE CONSTRAINTS PLAN, GRE-BDP-ZZ-XX-DR-L-00-401 P01 LANDSCAPE - SECTIONS SHEET 1 , GRE-BDP-ZZ-XX-DR-L-00-402 P02 LANDSCAPE - SECTIONS SHEET 2, GRE-BDP-ZZ-XX-DR-L-00-501 P05, LANDSCAPE - LEVELS STRATEGY PLAN and GRE-BDP-ZZ-XX-DR-L-00-601 P03 LANDSCAPE - TYPICAL TREE PIT DETAILS, GRE-SLCE-ZZ-DR-ME-20110 S3 PO1, GRE-BDP-ZZ-XX-DR - L 00101 C03 - Landscape General Arrangement, GRE-BDP-ZZ-XX-DR - L - 00202 C02 - Tree Planting Plan, GRE-BDP-ZZ-XX-DR - L 00203 C01- Landscape Planting Plan Sheet 1 of 4, GRE-BDP-ZZ-XX-DR - L - 00204 C01- Landscape Planting Plan Sheet 2 of 4, GRE-BDP-ZZ-XX-DR - L - 00205 C01- Landscape Planting Plan Sheet 3 of 4, GRE-BDP-ZZ-XX-DR - L - 00206 C01- Landscape Planting Plan Sheet 4 of 4, GRE-BDP-ZZ-XX-DR - L - 00301 C03 - Landscape

Detail Areas, GRE-BDP-ZZ-XX-DR - L - 00501 C03 Landscape Levels Strategy Plan, GRE-BDP-ZZ-XX-DR - L 00605 C02 Construction Details Sheet 2 of 2, GRE-BDP-ZZ-XX-DR-L 00607 C03 "S2" Seat Wall Details Sheet 1 of 2 and GRE-BDP-ZZ-XX-SC-L 00001C01-Landscaping Planting Schedule

(d) Sections 7 and 8 of the Manchester Science Park Design & Access Statement, April 2023, Greenheys Redevelopment by BDP stamped as received on 10-05-23;

(e) Greenheys, Manchester Science Park, Air Quality Assessment by Silcock Leedham Consulting Engineers Ltd April 2023 stamped as received on 10-05-23;

(f) Greenheys, Manchester Science Park, Archaeological Desk Based Assessment 05-04-23 by Salford Archaeology stamped as received on 10-05-23;

(g) Greenheys Development, Construction & Environmental Management Plan 24-03-23 by Bruntwood stamped as received on 10-05-23;

(h) Sections 4,5 and 6 of the Crime Impact Statement, Greenheys Lane, Manchester Science Park Version A 31/03/23 stamped as received on 10-05-23;

(i) MSP Greenheys Redevelopment M&E Stage 3 Environmental and Energy Statement GRE-SLCE-XX-XX-RP-ME-2000 Rev 01 April 2023 by Silcock Leedham stamped as received on 10-05-23;

(j) Local Labour Agreement, Greenheys Redevelopment, April 2023 by Bruntwood stamped as received on 10-05-23;

(k) Greenheys, Manchester Science Park, Television and Radio Reception Impact Assessment by GTech dated 26-04-23 stamped as received on 10-05-23;

(l) MSP Greenheys Redevelopment Ventilation Statement GRE -SLCE -XX-XX-RP-ME-3000 by Silcock Leedham April 2023 stamped as received on 10-05-23;

(m) Greenheys Redevelopment Energy Audit Report by ZED Rev 01 22-03-23 stamped as received on 10-05-23 and Embodied Carbon and Energy Usage Intensity Statement by Silcock Leedham dated July 2023 stamped as received on 17-07-23;

(n) DESKTOP WIND, MICROCLIMATE STUDY, Greenheys, Manchester Science Park 28-04-23 by GIA stamped as received on 10-05-23;

(o) Greenheys, Manchester Science Park, Environmental Noise Assessment Report Rev PO2 April 2023 by BDP;

(p) Arboricultural Impact Assessment 03-05-23 by Tyler Grange stamped as received on 10-05-23;

(q) Arboricultural Method Statement 26-04-23 by Tyler Grange stamped as received on 10-05-23;

(r) Preliminary Ecological Appraisal 02 05 23 Rev B by Tyler Grange stamped as received on 10-05-23 and Addendum Bat Note MSP Greenheys 11th July 2023 TG Report No. 15264 R06 BP DM by Tyler Grange stamped as received on 11 07 23;

(s) Daylight & Sunlight, IMPACT ON NEIGHBOURING PROPERTIES Greenheys, Manchester Science Park 25-04-23 by GIA stamped as received on 10-05-23;

(t) Hub Building, Manchester Science Park Flood Risk Assessment MSP May 2014 By DW Consulting Ltd and Supplementary Flood Risk Assessment Rev A By DW Consulting Ltd 13-09-2019 (both stamped as received on 10-07-23) as updated by Greenheys Redevelopment, Manchester Science Park, Drainage Strategy 28-04-23 by DW Consulting Ltd and Supplementary Flood Risk Assessment By DW Consulting Ltd 28-04-23;

(u) Phase 1 Geoenvironmental Desk Study & Ground Stability Risk, Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M 6 Project No: NX534/Rev 2 by NX Consulting 28-04-23 stamped as received on 10-05-23;

(v) Greenheys, Manchester Science Park (MSP) Waste Management Strategy Rev P04 28-04-23 by Curtins stamped as received on 10-05-23;

(w) Greenheys, Manchester, Science Park (MSP), Framework Travel Plan Rev P04 by Curtins 28-04-23 stamped as received on 10-05-23;

(x) Greenheys, Manchester, Science Park (MSP), Transport Statement Rev P05 by Curtins 28-04-23 stamped as received on 10-05-23 as amended by Dwg 81888 CUR XX 00 D TP 75004 P01; and

(y) Greenheys Redevelopment Facade Finishes Rev P04 February 2025 by BDP

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, CC5, CC6, CC7, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC20 and DC26.1.

3) On the basis of compliance with the following:

Greenheys Redevelopment, Materials samples July 2024 Ref P3001624 - REP025 Materials sample condition approval stamped as received on 15-07-24;

Mock Up Facade Sample Dwg GRE-BDP-ZZ-XX-DR-A-20910 Rev P08 stamped as received on 15-07-24;

Sample Panel Programme Greenheys, Sample Panel document stamped as received on 15-07-24; and

Greenheys, Manchester Science Park, Circular Economy Statement, A report from Nature Positive Project no. 3040212
the pre-commencement requirements (a and b) are discharged

(c) The sample panels and quality control management strategy shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) (a) The development shall be implemented on the basis of the following:

(i) Enabling development:

Remediation Strategy Report for Proposed Biohub, Greenheys, Business Centre, Pencroft Way, Manchester Science Park, M15 6JJ

Project No: NX53 by NX consulting stamped as received on 29-09-23;

Detailed Quantitative Risk Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M15 6JJ Project No: NX534 by NX consulting stamped as received on 29-09-23;

Gas Monitoring Results stamped as received on 03-10-23;

and

Enabling Works Completion and Updated Remediation Strategy Report for Land at Greenheys Business Centre, Pencroft Way, Manchester Science Park, M15 6JJ by NX consulting 24/04/24 the pre-commencement requirements of the condition are discharged

b) When the development other than demolition commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the scheme.

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.

5) The development shall be implemented on the basis of ongoing compliance with the Construction Management Plan Greenheys Redevelopment by Wilmott Dixon June 24 the condition is discharged

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.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The development is approved on the basis of the following:

Greenheys Building, Manchester Science Park, Greenheys, Manchester Level 2 Historic Building Record by Stephen Levrant Heritage Architecture Ltd
04/09/23

Reason: In accordance with NPPF Section 16, Paragraph 205 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a

manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

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

Dwg GRE-DWC-ZZ-XX-DR-C-10001-C06

Detail drawings (GRE-DWC-ZZXX-C-DR102, GRE-DWC-ZZ-XXC-DR103, GRE-DWC-ZZ-XX-CDR104);

DW Consulting Design Settings document 19/10/23 (Hydraulic Calculations); and

3.3 l/s Land Drainage Consent issued by MCC LLFA: Reference MCC004-08-2023

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

8) No development hereby permitted shall 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:

(a) Verification report providing photographic evidence of construction as per design drawings;

(b) As built construction drawings if different from design construction drawings; and

(c) 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: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

9) The development hereby approved shall be carried out in accordance with the targets set out within the MSP Greenheys Redevelopment M&E Stage 3 Environmental and Energy Statement GRE-SLCE-XX-XX-RP-ME-2000 Rev 01 April 2023 by Silcock Leedham stamped as received on 10-05-23;

A post construction statement shall be submitted within 12 months of occupation of the development.

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 hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by

the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

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

11) a) Any plant and associated equipment including any MVHR system, externally mounted and ancillary equipment, lift equipment, substation associated with the development shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme 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 site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To secure a reduction in noise in order to protect existing residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

11) Prior to occupation of the development a scheme for the acoustic insulation of any plant and associated equipment including any MVHR system externally mounted ancillary equipment, lift equipment, substation associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location; and any emergency plant associated with the development to ensure that it achieves a background noise level of no more than 10dB above the existing background at the nearest noise sensitive location shall be submitted to 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 completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect existing residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

12) The development shall be implemented on the basis of management in accordance with the MSP Greenheys Invasive Species Protocol Report dated 25-07-23 the condition is discharged

Reason

The above condition is necessary to prevent the spread of Cotoneaster which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 170 and pursuant to Core Strategy Policy EN15.

13) The development hereby approved shall be carried out in accordance with the Greenheys, Manchester Science Park (MSP) Waste Management Strategy Rev P04 28-04-23 by Curtins stamped as received on 10-05-23 and Deloitte's e-mail dated 12 -07-23 in relation to Clinical Waste;

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

14) The development shall be implemented on the basis of ongoing compliance with the following:

Local Labour Construction : Proposal and Reporting Template stamped as received 29-09-23

(b) Within one month prior to construction work 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.

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

15) (a) Three months prior to the first occupation of each lettable area the development, 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.

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) Within 6 months of the first occupation of each lettable area the development, 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.

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

16) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

17) During implementation of the development the following shall be adhered to:

The Television Reception Mitigation Strategy (TRMS)

The mitigation shall then be implemented in accordance with the above strategy and programme.

If following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

18) Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

19) The development hereby approved shall be carried out in accordance with the Greenheys, Manchester, Science Park (MSP), Framework Travel Plan Rev P04 by Curtins 28-04-23 stamped as received on 10-05-23 (which includes undertaking a baseline travel survey within six months of first operation);

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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.

In this condition a revised travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by staff;
- ii) a commitment to surveying the travel patterns of staff within the first six months of use of the development 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;

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

20) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it 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.

21) 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.

Reason - To prevent pollution of controlled waters from potential contamination on 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.

22) The window(s) on the South Elevation GRE-BDP-ZZ-XX-DR-A-20-101 P13, East Elevation GRE-BDP-ZZ-XX-DR-A-20-102 P13 and North Elevation GRE-BDP-ZZ-XX-DR-A-20-100 P12 (Main Entrance Area) 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.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

23) If any external 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.

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

24) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

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

25) The development shall be carried out in accordance with Sections 4,5 and 6 of the Crime Impact Statement, Greenheys Lane, Manchester Science Park Version A 31/03/23 stamped as received on 10-05-23, the development shall only be carried out in accordance with these approved details and within 3 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design accreditation

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

26) Notwithstanding the details contained within condition 2 above prior to the first occupation of the building a scheme of highway works and footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

(a) Detailed designs in relation to the above to including materials, kerb heights, installation of any dropped kerbs with tactile pavers across any vehicle access / layby adjacent to the site;

(b) Amendments to the existing TROs;

(c) Details of the disabled parking bay on Greenheys Lane ;

(d) Provision of a signalised crossing;

(e) Details of the 2 relocated bus stops on Greenheys Lane.

Applications for TROs must be submitted within 28 days of the Highways Scheme being approved. If TROs are resolved more than three months prior to target occupation, the approved scheme shall be implemented and be in place prior to the first occupation of the building. If the TRO is not resolved prior to three months before first occupation of the building, the Highways Scheme shall be implemented and be in place within three months of the TRO being resolved, and thereafter retained and maintained in situ.

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

27) Before any part of the development hereby approved is first occupied details of the following to be based on the findings of a Stage 1 Road Safety Audit (RSA 1) shall be submitted and approved in writing by the City Council as Local Planning Authority:

A service management plan to include details of final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/ unloading.

The development shall thereafter be fully implemented in accordance with these details.

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

28) No doors (other than those designated as access to the substation, fire exits and ground floor bin store shown on plan GRE-BDP-ZZ-00-DR-A-20-900 P01 shall open onto the adopted public highway

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

29) Prior to the first occupation of the development the cycle parking as shown in dwg GRE-BDP-ZZ-00-DR-A-20-900 P01 shall be fully implemented and thereafter retained and maintained in situ.

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

30) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 11. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

31) On the basis of adherence to the following:

Condition 31 - Landscape and Highways (Ref. 138222/JO/2023); and

K00290 Greenheys Master Programme rev 14 Bruntwood Scitech - Landscape extract

the pre-commencement requirements of the condition are discharged

The following details shall be submitted and approved in writing by the City Council as Local Planning Authority in accordance with the above programme.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

(c) Details of the green wall system and how it would be irrigated and maintained;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Location and design of all furniture including seating areas, lighting, bins, handrails, recycling bins, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people and child friendly features);

(g) Lighting around and within the site (which includes for consideration of older and disabled people);

(h) A management and maintenance strategy for the public realm including hours during which these areas would be publicly accessible and open to non residents, how access to these areas would be managed who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people;

(i) Details of wind mitigation and confirmation that these will result in acceptable conditions on the western terrace; and

(j) Details of the blue roof.

The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles

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 a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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 Core Strategy.

32) (a) The development (excluding plant and equipment) shall be implemented in accordance with the recommendations within the) Greenheys, Manchester Science Park, Environmental Noise Assessment Report Rev PO2 April 2023 by BDP;

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

33) The development shall be implemented on the basis of the Recommended Risk Mitigation Measures as set out in the 1st Line Defence Detailed Unexploded Ordnance (UXO), Risk Assessment the condition is discharged

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

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

Enabling Works Completion and Updated Remediation Strategy Report for Land at Greenheys Business Centre, Pencroft Way, Manchester Science Park, M15 6JJ by NX consulting 24/04/24 the pre-commencement requirements of the condition are discharged

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant paragraph 170 of the National Planning Policy Framework and Core Strategy policy EN14 and EN17.

35) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity and solar glare pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

36) The development shall be implemented in accordance with the Recommendations set out within the Preliminary Ecological Appraisal 02 05 23 Rev B by Tyler Grange stamped as received on 10-05-23 and Addendum Bat Note MSP Greenheys 11th July 2023 TG Report No. 15264 R06 BP DM by Tyler Grange stamped as received on 11 07 23;

Reason

For the avoidance of doubt and to ensure that the development provides biodiversity enhancements and mitigates potential impact on wildlife pursuant to policy EN15 and DM1 of the Core Strategy

37) The development shall be implemented in accordance with the recommendations of the Hub Building, Manchester Science Park Flood Risk Assessment MSP May 2014 By DW Consulting Ltd and Supplementary Flood Risk Assessment Rev A By DW Consulting Ltd 13-09-2019 (both stamped as received on 10-07-23) as updated by Greenheys Redevelopment, Manchester Science Park, Drainage Strategy 28-04-23 by DW Consulting Ltd and Supplementary Flood Risk Assessment By DW Consulting Ltd 28-04-23.

Reason: To promote sustainable development and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

38) Before any part of the development hereby approved is first occupied details of a car park management scheme for visitors and employees to ensure that there is adequate provision in place across the MSP shall be submitted and approved in writing by the City Council as Local Planning Authority:

The management scheme shall include details of final arrangements in relation to allocation and monitoring of parking demand and a strategy for the provision of further off site car parking should this been deemed necessary.

The development shall thereafter be fully implemented in accordance with these details.

Reason - In interests of highway safety and to provide appropriate levels of car parking facilities pursuant to Policy DM1 and T2 of the Core Strategy

39) The 2nd floor roof terrace hereby approved shall be used as ancillary facilities for building users or visitors only and shall not be accessible or useable by the general public.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

40) Prior to use of the 2nd floor terraces commencing details of the hours of operation shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

41) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

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

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

43) Notwithstanding the hours specified in condition 20 deliveries and collections for Biobank Ltd only (in respect of the occupation of the ground floor, mezzanine and first floor dwgs GRE-BDP-ZZ-00-DR-A-20-900 P30 GROUND FLOOR PLAN, GRE-BDP-ZZ-01-DR-A-20-900 P03 1ST FLOOR PLAN and GRE-BDP-ZZ-02-DR-A-20-900 P02 2ND FLOOR PLAN) for the purposes set out in section 4.5 of Deloitte's Covering Letter dated 29 September 2023 and for no other operator on those or the 3rd, 4th and 5th floor will be permitted as follows:

07:00 to 20:00, Monday to Saturday; and
07.00 to 18.00 Sundays and Bank Holidays

and subject to the operation of the Management Arrangements set out in Deloitte's e-mail dated 17-01-24 (Delivery Management Note associated with Section 4.5 of Deloitte's Covering Letter dated 29th September 2023)

For the avoidance of doubt no articulated or HGV vehicles will be used for deliveries earlier than those specified in condition 20 in line with the 'Greenheys- Servicing Hours' report prepared by Burntwood September 2023.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit

34D Greenheys Lane, Manchester, M15 6NQ
The Old Abbey Inn, 20 Pencroft Way, Manchester, M15 6SY
1B Bronte Street, Manchester, M15 6QL
36A Greenheys Lane, Manchester, M15 6NQ
34C Greenheys Lane, Manchester, M15 6NQ
Flat F, 4 Aquarius Street, Manchester, M15 6AQ
Flat B, 4 Aquarius Street, Manchester, M15 6AQ
Flat D, 4 Aquarius Street, Manchester, M15 6AQ
Unit 2, 7A Greenheys Lane, Manchester, M15 6NQ
10 Greenheys Lane, Manchester, M15 6NQ
28D Greenheys Lane, Manchester, M15 6NQ
24D Greenheys Lane, Manchester, M15 6NQ
41 Eyre Street, Manchester, M15 6HD
37 Eyre Street, Manchester, M15 6HD
35 Eyre Street, Manchester, M15 6HD
16 Bronte Street, Manchester, M15 6QL
28 Eyre Street, Manchester, M15 6HD
2C Aquarius Street, Manchester, M15 6AQ
26E Greenheys Lane, Manchester, M15 6NQ
26A Greenheys Lane, Manchester, M15 6NQ
36C Greenheys Lane, Manchester, M15 6NQ
ROBERTSON COOPER LIMITED, Unit 5, Rutherford House, Pencroft Way, Manchester, M15 6SZ
84 Burlington Street, Manchester, M15 6HQ
7 Greenheys Lane, Manchester, M15 6WP
Unit 1, 7A Greenheys Lane, Manchester, M15 6NQ
2A Bronte Street, Manchester, M15 6QL
4 Bronte Street, Manchester, M15 6QL
26D Greenheys Lane, Manchester, M15 6NQ
26B Greenheys Lane, Manchester, M15 6NQ
3C Bronte Street, Manchester, M15 6QL
43 Eyre Street, Manchester, M15 6HD
24 Aquarius Street, Manchester, M15 6AQ
14 Aquarius Street, Manchester, M15 6AQ
Flat A, 8 Aquarius Street, Manchester, M15 6AQ
36F Greenheys Lane, Manchester, M15 6NQ
28E Greenheys Lane, Manchester, M15 6NQ
7D Bronte Street, Manchester, M15 6QL
Unit 12, Rutherford House, Pencroft Way, Manchester, M15 6GZ
Unit 4, Rutherford House, Pencroft Way, Manchester, M15 6SZ
86 Burlington Street, Manchester, M15 6HQ
78 Burlington Street, Manchester, M15 6HQ
88 Burlington Street, Manchester, M15 6HQ
1F Bronte Street, Manchester, M15 6QL

24B Greenheys Lane, Manchester, M15 6NQ
32 Eyre Street, Manchester, M15 6HD
20 Aquarius Street, Manchester, M15 6AQ
Flat C, 8 Aquarius Street, Manchester, M15 6AQ
Unit 10, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 8 And 9, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 15B, Rutherford House, Pencroft Way, Manchester, M15 6SZ
24A Greenheys Lane, Manchester, M15 6NQ
28A Greenheys Lane, Manchester, M15 6NQ
24C Greenheys Lane, Manchester, M15 6NQ
28B Greenheys Lane, Manchester, M15 6NQ
2A Aquarius Street, Manchester, M15 6AQ
7C Bronte Street, Manchester, M15 6QL
7F Bronte Street, Manchester, M15 6QL
Flat A, 6 Aquarius Street, Manchester, M15 6AQ
Flat B, 6 Aquarius Street, Manchester, M15 6AQ
Flat C, 6 Aquarius Street, Manchester, M15 6AQ
Rutherford House First Floor Unit 3, Manchester Science Park, Lloyd Street North, Manchester, M15 6SZ
Rutherford House, Pencroft Way, Manchester, M15 6SZ
IPEC LIMITED, Unit 2, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 3, Rutherford House, Pencroft Way, Manchester, M15 6SZ
3 Greenheys Lane, Manchester, M15 6NQ
18B Greenheys Lane, Manchester, M15 6NQ
6 Bronte Street, Manchester, M15 6QL
3D Bronte Street, Manchester, M15 6QL
3A Bronte Street, Manchester, M15 6QL
42A Eyre Street, Manchester, M15 6HD
30 Eyre Street, Manchester, M15 6HD
38 Eyre Street, Manchester, M15 6HD
10 Aquarius Street, Manchester, M15 6AQ
34F Greenheys Lane, Manchester, M15 6NQ
34A Greenheys Lane, Manchester, M15 6NQ
Unit 7, Rutherford House, Pencroft Way, Manchester, M15 6SZ
3B Bronte Street, Manchester, M15 6QL
26F Greenheys Lane, Manchester, M15 6NQ
1A Bronte Street, Manchester, M15 6QL
24E Greenheys Lane, Manchester, M15 6NQ
5B Bronte Street, Manchester, M15 6QL
5A Bronte Street, Manchester, M15 6QL
Unit 14, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 11, Rutherford House, Pencroft Way, Manchester, M15 6SZ
72 Burlington Street, Manchester, M15 6HQ
80 Burlington Street, Manchester, M15 6HQ
Unit 3, 7A Greenheys Lane, Manchester, M15 6NQ
2B Bronte Street, Manchester, M15 6QL
2D Bronte Street, Manchester, M15 6QL
3E Bronte Street, Manchester, M15 6QL
28F Greenheys Lane, Manchester, M15 6NQ
39 Eyre Street, Manchester, M15 6HD
42B Eyre Street, Manchester, M15 6HD
40 Eyre Street, Manchester, M15 6HD
18 Aquarius Street, Manchester, M15 6AQ
34B Greenheys Lane, Manchester, M15 6NQ

12 Aquarius Street, Manchester, M15 6AQ
18 Bronte Street, Manchester, M15 6QL
36E Greenheys Lane, Manchester, M15 6NQ
34E Greenheys Lane, Manchester, M15 6NQ
36D Greenheys Lane, Manchester, M15 6NQ
Flat A, 4 Aquarius Street, Manchester, M15 6AQ
7A Bronte Street, Manchester, M15 6QL
7B Bronte Street, Manchester, M15 6QL
Unit 15A, Rutherford House, Pencroft Way, Manchester, M15 6SZ
74 Burlington Street, Manchester, M15 6HQ
90 Burlington Street, Manchester, M15 6HQ
82 Burlington Street, Manchester, M15 6HQ
Mcdougall Centre, Burlington Street, Manchester, M15 6HQ
12 Greenheys Lane, Manchester, M15 6NQ
ABDULS SUPERMARKET, 1 Greenheys Lane, Manchester, M15 6NQ
3F Bronte Street, Manchester, M15 6QL
1E Bronte Street, Manchester, M15 6QL
33 Eyre Street, Manchester, M15 6HD
42D Eyre Street, Manchester, M15 6HD
2B Aquarius Street, Manchester, M15 6AQ
13 Greenheys Lane, Manchester, M15 6NQ
26C Greenheys Lane, Manchester, M15 6NQ
Flat E, 4 Aquarius Street, Manchester, M15 6AQ
7E Bronte Street, Manchester, M15 6QL
Unit 1, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 6, Rutherford House, Pencroft Way, Manchester, M15 6SZ
94 Burlington Street, Manchester, M15 6HQ
76 Burlington Street, Manchester, M15 6HQ
92 Burlington Street, Manchester, M15 6HQ
7A Greenheys Lane, Manchester, M15 6NQ
9 Greenheys Lane, Manchester, M15 6NQ
2E Bronte Street, Manchester, M15 6QL
2C Bronte Street, Manchester, M15 6QL
2F Bronte Street, Manchester, M15 6QL
24F Greenheys Lane, Manchester, M15 6NQ
1D Bronte Street, Manchester, M15 6QL
28C Greenheys Lane, Manchester, M15 6NQ
10 Bronte Street, Manchester, M15 6QL
14 Bronte Street, Manchester, M15 6QL
3 Bronte Street, Manchester, M15 6QL
22 Aquarius Street, Manchester, M15 6AQ
34 Eyre Street, Manchester, M15 6HD
36 Eyre Street, Manchester, M15 6HD
Flat D, 8 Aquarius Street, Manchester, M15 6AQ
Flat B, 8 Aquarius Street, Manchester, M15 6AQ
Ahmadiyya Muslim Association, Flat, 15 Greenheys Lane, Manchester, M15 6NQ
Ahmadiyya Muslim Association, Dar-W-Amaan Mosque, 15 Greenheys Lane, Manchester, M15 6NQ
5C Bronte Street, Manchester, M15 6QL
36B Greenheys Lane, Manchester, M15 6NQ
Flat C, 4 Aquarius Street, Manchester, M15 6AQ
First Floor, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Bright Building, 5 Pencroft Way, Manchester, M15 6GZ
18D Greenheys Lane, Manchester, M15 6NQ

18C Greenheys Lane, Manchester, M15 6NQ
18A Greenheys Lane, Manchester, M15 6NQ
8 Bronte Street, Manchester, M15 6QL
16 Aquarius Street, Manchester, M15 6AQ
1C Bronte Street, Manchester, M15 6QL
12 Bronte Street, Manchester, M15 6QL
42C Eyre Street, Manchester, M15 6HD
26 Eyre Street, Manchester, M15 6HD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL