20 February 2025
Delivered by Planning Portal

Ref: GARM3004

Michael Pearson
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Dear Michael

APPLICATION UNDER SECTION 73 OF TOWN AND COUNTRY PLANNING ACT 1990 – VARIATION OF PLANNING PERMISSION REF. 125799/FO/2019, SCIENCE & ENGINEERING BUILDING, JOHN DALTON WEST / JOHN DALTON TOWER, CHESTER STREET, MANCHESTER

On behalf of Manchester Metropolitan University ("the University"), we are pleased to enclose an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary planning permission 125799/FO/2019 on the above site.

The application has been submitted by email, and comprises electronic copies of the following documents:

- Completed application forms, prepared by Turley
- This covering letter, prepared by Turley
- Condition 21: External Services Lighting Layout, drawing ref. 1338B-NGB-XX-XX-DR-E-900001 Rev-C02), prepared by NG Bailey
- Condition 16: Detailed General Arrangement 1 of 8 (drawing ref. 1338B-RFM-NB-00-DL-L-0002), prepared by re-form
- Condition 16: Detailed General Arrangement 2 of 8 (drawing ref. 1338B-RFM-NB-00-DL-L-0002), prepared by re-form
- Condition 16: Detailed General Arrangement 3 of 8 (drawing ref. 1338B-RFM-NB-00-DL-L-0003), prepared by re-form
- Condition 16: Detailed General Arrangement 5 of 8 (drawing ref. 1338B-RFM-NB-00-DL-L-0005), prepared by re-form
- Condition 16: Planting Plans 1 of 2 (drawing ref. 1338B-RFM-NB-00-DL-L-0012), prepared by re-form
- Condition 16: Planting Plans 2 of 2 (drawing ref. 1338B-RFM-NB-00-DL-L-0013), prepared by re-form
- Condition 16: Hard Landscape Details (drawing ref. 1338B-RFM-NB-00-DL-L-8001), prepared by re-form

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"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS."

- Condition 16: Soft Landscape Details (drawing ref. 1338B-RFM-NB-00-DL-L-8006), prepared by re-form
- Condition 16: Green Screen Details (drawing ref. 1338B-RFM-NB-00-DL-L-8007), prepared by re-form
- Condition 16: Street Furniture Details (drawing ref. 1338B-RFM-NB-00-DL-L-8008), prepared by re-form

The requisite application fee of £ 363 has been paid directly to the Council by the University via Planning Portal (ref. PP-13795577).

Background

As you are aware, full planning permission for a new Science and Engineering ('S&E') building on the site currently occupied by the John Dalton West building was granted by MCC in March 2020 (LPA ref. 125799/FO/2019) ('the Original S&E Permission'). The new building extends to seven storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income.

The construction of the new S&E building is now nearing its final stages, with only minor finishing works remaining. The project is on schedule, and the building is expected to be ready for occupation shortly. This imminent completion marks a significant milestone for the Faculty of Science and Engineering, as the new facility will soon be fully operational, providing state-of-the-art teaching spaces, modern study areas, and enhanced amenities.

Proposed Changes

Following the completion of a comprehensive design review and to ensure compliance with safety and functionality standards, minor adjustments to the approved scheme have been identified which includes the external lighting plan and relocation of the cycling store. The below sets out the proposed amendments, and the necessary changes to the condition wording.

External Lighting Plan

The proposed amendment to the external lighting is necessary to optimise illumination levels for roadways and pedestrian areas, ensuring the development meets the required standards for safety and usability.

To ensure adequate illumination, MMU have specified an average of 10 lux for roadways and an average of 5 lux, with a minimum of 1 lux, for pedestrian areas and walkways. The approved lighting plan (drawing ref. 1338B-PLA-Z21-GF-DR-L-400002 Rev03), prepared by Planit, did not meet these requirements, necessitating revisions to the lighting scheme. **Table 1** below outlines the proposed changes to the lighting columns from the original plan.

Table 1: Proposed changes in lighting columns

Legend	Lighting type	Proposed Change
AA BEGA 84065K3	43.5W LED External Feature Column	As per approved drawing.
CC BEGA 84247K3	25W LED External Feature Column	14+ in comparison to approved drawing.
CC1 BEGA 24351K3	25W LED Wall Luminaire	4+ in comparison to approved drawing.
DD	Linear LED Integral	As per approved drawing.
FF BEGA 84351RK3	9.5W LED In-Ground Uplighter Luminaire	As per approved drawing.
LC	Existing External Lighting Column	As per approved drawing.

The newly introduced CC light fittings are engineered to function as street lighting, offering a broader and more uniform light distribution suitable for roadways. These fittings provide enhanced luminous efficacy and superior control over light spillage, ensuring compliance with the specified lux levels. In contrast, the AA fittings were initially intended as feature lights, primarily for aesthetic purposes, and are not typically used for functional lighting of external walkways, parking spaces, and roadways. Their limited output and narrow light dispersion made them inadequate for achieving the required illumination levels.

Furthermore, even with the AA fittings, additional fixtures would have been necessary to meet the lighting standards. The revised plan addresses this by incorporating CC fittings, which reduce the number of fixtures needed due to their higher output and better coverage. This approach not only ensures compliance with the lighting requirements but also enhances the overall safety and visibility of the area.

The proposed changes are minor in the context of the overall scheme and do not materially affect the development proposition. These adjustments aim to improve the landscaping of the development and enhance the safety of both pedestrian and vehicle users.

Cycle Store

The position of the cycle shelter has been moved on-site due to site-specific issues, with the revised location approved by the University as it offers easier access for users, allowing them to reach the shelter directly from the building without needing to cross the road. To accommodate this change, the landscaping area has also been relocated, ensuring there is no adverse impact on the site's overall biodiversity. The drawings prepared by re-form set out the proposed changes and seek to replace the approved drawing 1338B-PLA-YY-GF-DR-L-000001 REV P20.

Planning Conditions

In order to secure the proposed design amendment and to reflect the previously approval of discharge of conditions, it is proposed to revise the wording of the following conditions attached to the Planning Permission:

- Condition 2 (Approved Plans) –wording to be amended to require compliance with the updated drawing submitted with this Section 73 application.

- Condition 3 (Demolition Method Statement) – wording to be amended to require compliance with Health, Safety & Environmental Method Statement as previously approved under application reference CDN/20/0668.

- Condition 4 (Archaeological Written Scheme of Investigation) – wording to be amended to require compliance with Written Scheme of Archaeological Excavation as previously approved under application reference CDN/20/0668 and Archaeological Watching Brief as previously approved under application reference CDN/22/0010.

- Condition 5 (Construction Environmental Management Plan) – wording to be amended to require compliance with construction management documentation as previously approved under application reference CDN/20/0668.

- Condition 6 (Ground Conditions) – wording to be amended to require compliance with remediation strategy documentation as previously approved under application references and CDN/23/0801.

- Condition 7 (Surface Water Drainage Strategy) – wording to amended to require compliance with detailed drainage details as previously approved under application reference CDN/20/0668.

- Condition 8 (Local Benefit Proposal [Construction]) – wording to be amended to require compliance with Local Benefit / Social Value Proposal as previously approved under application reference CDN/20/0798;

Education Engagement Activity and Local Labour Summary as previously approved under application CDN/23/0351.

- Condition 9 (Façade Materials Programme) – wording to be amended to require compliance with the Materials Sample Planning Approval Programme/Tracker as previously approved under application reference CDN/20/0798 and email correspondence between Turley and Anthony Mitchell (dated 04th November 2021).

- Condition 10 (Public Realm & Landscape Materials Programme) – wording to be amended to require compliance with Materials Sample Planning Approval Programme/Tracker as previously approved under application reference CDN/20/0798 and drawings submitted as part of this application.

- Condition 11 (Air Quality Mitigation) – wording to be amended to require compliance with the Construction Phase Air Quality Plan as previously approved under application reference CDN/20/0798.

- Condition 12 (Sustainable Drainage Management and Maintenance Scheme) – wording to be amended to require compliance with details of the sustainable drainage scheme as previously approved under reference CDN/23/0801.

- Condition 13a (Local Benefit Proposal [End Use]) – wording to be amended to require compliance with Local Benefit Proposed Framework as previously approved under application reference CDN/23/0801.

- Condition 16 (Cycle Storage) – wording to be amended to require compliance with drawings submitted as part of this application.

- Condition 18 (Travel Plan) – wording to be amended to require compliance with Sustainable Travel Plan 2023 – 2030 as previously approved under application reference CDN/23/0429.

- Condition 20 (Signage Strategy) – wording to be amended to require compliance with detailed signage plans as previously approved under application reference CDN/22/0619.

- Condition 21 (External Lighting Verification Report) – condition previously discharged under application reference CDN/23/0429; wording of part A to be amended to require compliance with the updated drawing submitted with this Section 73 application.

- Condition 22 (External Seating Details) – wording to be amended to require compliance with external seating details as previously approved under application reference CDN/23/0351.

- Condition 23 (TV Reception Survey) – wording to be amended to require compliance with Television Signal Reception Impact Assessment as previously approved under application reference CDN/23/0429.

- Condition 26 (Public Realm Maintenance Strategy) – wording to be amended to require compliance with Hard and Soft Grounds Maintenance Scheme as previously approved under application reference CDN/23/0351.

- Condition 27 (Servicing Strategy) – wording to be amended to require compliance with Servicing Strategy and Management Plan for Dalton Building as previously approved under application reference CDN/23/0429.

- Condition 28 (Scheme of Highways Works) – wording to be amended to require compliance with highways works details as previously approved under application reference CDN/23/0801.

- Condition 29 (Scheme for Delivery, Servicing and Waste Collections) – wording to be amended to require compliance with Waste and Recycling Storage and Disposal Plan as previously approved under application reference CDN/23/0429.

- Condition 30 (Event Management Strategy) – wording to be amended to require compliance with strategy as previously approved under application reference CDN/23/0429.

A schedule of the revised wording to the planning conditions is provided at **Appendix 1** of this covering letter.

Planning Appraisal

A detailed appraisal of the development against relevant planning policy considerations was undertaken in Section 7 of the Planning Statement[1] submitted pursuant to the Original S&E Permission. Outlined below is an update to those aspects of that appraisal that are affected by the formal revisions to the design of the development.

Design

The objective of achieving well-designed places is embedded within national[2] and local[3] planning policies. The CS aims to ensure that all new development across the city contributes to creating neighbourhoods of choice by:

- Enhancing or creating a distinctive character through well-designed places
- Positively impacting the health, safety, and well-being of residents
- Addressing the needs of all community members
- Protecting and enhancing the built and natural environment

All new development in Manchester is required to adhere to seven principles of urban design, with especially relevant principles including:

- Ease of movement: creating spaces that are accessible and easy to navigate
- Legibility: fostering a clear and comprehensible urban environment

The proposed amendments to the lighting scheme align with these principles and, therefore, comply with CS Policies SP1 and EN1.

Accessibility, Highways & Movement

The increase in lighting will also significantly improve traffic safety in the vicinity of the development. Enhanced illumination levels will enable drivers to see the road, pedestrians, and any potential obstacles more clearly, particularly during low-light conditions or at night. This improved visibility will help reduce the risk of accidents by providing motorists with more time to react to changes in traffic, unexpected movements, or potential hazards. Furthermore, the uniform distribution of light across roadways and pedestrian areas will minimise shadows and dark spots, further contributing to a safer environment for all road users.

The proposed relocation of the cycle store significantly enhance residential amenity for both users of the university building and cyclists. By situating the cycle store closer to the building, users benefit from improved accessibility and convenience, encouraging more frequent use of cycling as a sustainable mode of transportation. The new

1 Dated December 2019, prepared by Turley

2 National Planning Policy Framework, adopted December 2024 ('NPPF')

3 Manchester Core Strategy, adopted 2012 ('CS')

location eliminates the need for cyclists to cross busy roads, reducing potential safety risks and making the journey to and from the building more seamless.

On this basis, it is considered that the proposal complies with CS Policies T1 and T2 and paragraphs 115 and 116(c) of the NPPF.

Residential Amenity

The proposed amendments will have no further impact on the visual amenity of nearby residential occupiers or vehicular users on Mancunian Way. Moreover, the improved lighting scheme will positively impact residential amenity by providing a well-lit environment that enhances visibility and safety around the building. The increase in lighting levels will reduce dark spots and shadows, which can be a source of concern for nearby residents. This will help to foster a sense of security, encouraging the use of external spaces during evening hours and contributing to an overall safer neighbourhood atmosphere. Additionally, the well-designed lighting layout minimises glare and light spillage, ensuring that it does not intrude into nearby residential properties, thus maintaining a balance between adequate illumination and protecting the privacy and comfort of residents.

Additionally, the proximity of the cycle store to the university building provides increased security, as it is more visible and easier to monitor, deterring theft or vandalism. These changes not only promote a healthier and more eco-friendly lifestyle but also demonstrate a thoughtful approach to meeting the needs of both building users and the wider cycling community.

On this basis, it is considered that the proposal complies with CS Policy DM1 and paragraphs 101(a) and 191(c) of the NPPF.

Summary and Conclusion

The proposed design amendments detailed above have become necessary through the design evolution and rationalisation process to ensure the operational efficiency of the building and enhance the overall design quality of the scheme. The proposed amendments have been considered by all relevant members of the project team.

Overall, the proposed amendments will continue to deliver the high-quality scheme that was approved in March 2020 and continues to achieve full compliance with respect to the Council's adopted planning policy and the Framework. In accordance with paragraph 11 of the Framework, the City Council should approve the application without delay.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application to vary planning permission 125799/FO/2019. However, please do not hesitate to contact me you have any queries.

Yours sincerely,

Thomas Lord
Associate Director

thomas.lord@turley.co.uk

Appendix 1: Schedule of Revised Conditions

The following schedule outlines the proposed condition wording:

Condition 1 (Implementation)[4]

The development must be begun not later than the expiration of three years from the date of the approval of planning permission reference 125799/FO/2019.

Condition 2 (Approved Plans)[5]

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

- Location Plan 1338B-BDP-YY-GF-DR-A-000006-P02
- GA Plan - Proposed Level 01 1338B-BDP-ZZ-01-DR-A-200011-P03
- GA Plan - Proposed Level 02 1338B-BDP-ZZ-02-DR-A-200011-P02
- GA Plan - Proposed Level 03 1338B-BDP-ZZ-03-DR-A-200011-P02
- GA Plan - Proposed Level 04 1338B-BDP-ZZ-04-DR-A-200011-P02
- GA Plan - Proposed Level 05 1338B-BDP-ZZ-05-DR-A-200011-P02
- GA Plan - Proposed Level 06 1338B-BDP-ZZ-06-DR-A-200011-P02
- GA Plan - Proposed Level 07 1338B-BDP-ZZ-07-DR-A-200011-P02
- GA Plan - Proposed Level 08 1338B-BDP-ZZ-08-DR-A-200011-P02
- GA Elevation Context - Proposed North & South 1338B-BDP-YY-XX-DR-A-201003-P01
- GA Elevation Context - Proposed West 1338B-BDP-YY-XX-DR-A-201004-P01
- GA Elevation - Proposed North 1338B-BDP-XX-XX-DR-A-201112-P04
- GA Elevation - Proposed East 1338B-BDP-XX-XX-DR-A-201121-P04
- GA Elevation - Proposed East 2 1338B-BDP-XX-XX-DR-A-201122-P01
- GA Elevation - Proposed South 1338B-BDP-XX-XX-DR-A-201131-P04
- GA Elevation - Proposed West 1338B-BDP-XX-XX-DR-A-201140-P04
- Site Sections - Proposed Sections AA & BB 1338B-BDP-YY-XX-DR-A-202002-P01
- GA Section - Proposed Section CC 1338B-BDP-XX-XX-DR-A-202031-P04
- Proposed Bay Study - Concrete Plinth 1338B-BDP-XX-XX-DR-A-211063_P02
- Proposed Bay Study - Stick Curtain Wall System North Elevation 1338B-BDP-XX-XXDR-A-211064_P02
- Planting Schedule 1338B-PLA-Z21-GF-DR-L-200002
- Sections 1338B-PLA-Z21-GF-DR-L-300002
- Existing Catchments Plan 1338B-CUR-YY-GF-DR-C-920510-P07
- General Drawing (Frog Containers Plans and Elevations) 20GP-30002bG
- Design and Access Statement by BDP 1338B-BDP-XX-XX-RP-A-000011 Rev P02
- Ecological Assessment Rev 04 by Urban Green
- Environmental Standards Statement Rev 02 by Hoare Lea
- FRA and Drainage Strategy by Curtins 1338B-CUR-ZZ-GF-RP-C-000003 REV P06
- Ground Survey Phase 2 Site Investigation by Curtins 069656-CUR-00-XX-RP-GE-002REV V04
- Heritage Statement by Wardell Armstrong Rev V03
- Wind Microclimate Report by WSP ref 70066621
- Television and Radio Reception Impact Assessment by GTech Rev 1.0
- Statement of Community Engagement by Turley
- Planning Statement by Turley
- Energy Strategy by Hoare Lea Rev 02

4 No change proposed and will remain as per condition 1 of 125799/FO/2019

5 Condition 2 of 125799/FO/2019 amended to reflect the submission of revised drawing and remove reference to the previous drawing.

- Daylight, Sunlight and Overshadowing Assessment by REC Ref AQ107462R3
- Covering Letter by Turley
- Air Quality Assessment by Hoare Lea Rev 03
- Planting Schedule DR-L-200002 REV P02
- Waste Proforma Stamped as received by Manchester City Council as Local Planning Authority 20th December 2019
- Crime Impact Statement 2008/0737/CIS/02
- Archaeology Desk-based Assessment by Nexus Heritage ref 3451.R01b
- Gas Monitoring Calibration Certificate
- Email from Jack Dickinson in response to Highways comments re. parking dimensions, pay and display units and access control.
- Environmental Noise Assessment Report by BDP 1338B-BDP-XX-XX-RP-U-000001 Rev C
- Email from Jack Dickinson confirming provision of 10no. EV Points
- Email from Jack Dickinson in response to Design Comments
- Cladding Scope Drawing 2020-02-21
- 'External Wall - 2020-02-21' Drawing Pack
- Site Plan - Proposed 1338B-BDP-YY-GF-DR-A-200003-P04
- GA Plan - Proposed Roof Plan 1338B-BDP-ZZ-09-DR-A-200011-P04
- GA Plan - Proposed Level 00 1338B-BDP-ZZ-GF-DR-A-200011-P04
- Proposed Drainage Phase 1 1338B-CUR-YY-GR-DR-C-920500-P09
- Proposed Catchments Plan 1338B-CUR-YY-GF-DR-C-920511-P07
- GA Landscape Masterplan 1338B-PLA-YY-GF-DR-L-000001 P20
- GA - Soils Plan 1338B-PLA-YY-GF-DR-L-200004 P05
- GA - Hardworks 1338B-PLA-Z21-GF-DR-L-100000 P05
- GA - Kerbs and Edgings 1338B-PLA-Z21-GF-DR-L-100002 P05
- GA - Softworks 1338B-PLA-Z21-GF-DR-L-200000 P05
- GA - Levels 1338B-PLA-Z21-GF-DR-L-300000 P05
- GA - Furniture 1338B-PLA-Z21-GF-DR-L-400000 P05
- ~~GA - Lighting Strategy 1338B-PLA-Z21-GF-DR-L-400002 P03~~ **Lighting Layout 1338B-NGB-XX-XX-DR-E-900001_Rev-C02**
- Addendum to Travel Plan by Curtins Rev V04
- Transport Statement by Curtins 069656-CUR-00-XX-RP-TP-001-REV V03
- **Covering Letter relating to application to vary planning permission 125799/FO/2019 (dated 20 February) by Turley**

Condition 3 (Demolition Method Statement)[6]

The demolition of the existing buildings on the site shall be implemented and managed in accordance with the Health, Safety and Environmental Method Statement (document ref. ED416 Rv1), approved under application reference CDN/20/0668.

Condition 4 (Archaeological Written Scheme of Investigation)[7]

Development-related groundworks are to be undertaken in accordance with the following documents, approved under application reference CDN/20/0668 and CDN/22/0010:

- Written Scheme of Archaeological Excavation (document ref. SECL0179 Version 1.0)

6 Condition 3 of 125799/FO/2019 amended to reflect approval of pre-demolition details under application reference CDN/20/0668.

7 Condition 4 of 125799/FO/2019 amended to reflect approval of groundwork details under application references CDN/20/0668 and CDN/22/0010.

- Archaeological Watching Brief (document ref. SA/2021/96 Version 1.0)

Condition 5 (Construction Environmental Management Plan)[8]

The construction/fit-out management plan for the development shall be carried out in accordance with the following documents and drawings, approved under application reference CDN/20/0668:

- Health & Safety (CDM) Plan (document ref. SPF 114 V8)
- Site Waste Management Plan (dated 09th October 2020)
- Demolition Phase Swept Path Vehicle Analysis (drawing ref. MMU-BNK-XX-XX-SK-W-0012 Rev P01)
- New Build Swept Bath Vehicle Analysis (drawing ref. MMU-BNK-XX-XX-SK-W-0010 Rev P01)
- Hoarding Plan Demolition Phase (drawing ref. MMU-BNK-ZZ-ZZ-DR-W-3001 Rev P01)
- Hoarding Plan New Build Phase (drawing ref. MMU-BNK-ZZ-ZZ-DR-W-3003 Rev P01)

Condition 6 (Ground Conditions)[9]

The development shall be carried out in accordance with the MMU Science & Engineering Phase 4 Validation Report (document ref. 069656-CUR-00-XX-RP-Z-00004), approved under application reference CDN/23/0801.

Condition 7 (Surface Water Drainage Strategy)[10]

The development shall be constructed in accordance with the following details, approved under application reference CDN/20/0668:

- Surface Water Drainage Summary (document ref. 1338B-CUR-ZZ-GF-RP-C-000005)
- Proposed Drainage Layout Sheet 1 (drawing ref. 1338B-CUR-YY-GF-DR-C-920500-P13)
- Proposed Drainage Layout Sheet 2 (drawing ref. 1338B-CUR-YY-GF-DR-C-920504-P03)
- Proposed Drainage Layout Sheet 3 (drawing ref. 1338B-CUR-YY-GF-DR-C-920505-P03)
- Proposed Drainage Layout Sheet 4 (drawing ref. 1338B-CUR-YY-GF-DR-C-920501-P05)
- Drainage Notes (document ref. 1338B-CUR-YY-GF-DR-C-920503-P04)
- Flow Exceedance Plan (drawing ref. 1338B-CUR-YY-GF-DR-C-920507-P01)
- Existing Catchments Plan (drawing ref. 1338B-CUR-YY-GF-DR-C-920510-P09)
- Proposed Catchments Plan (drawing ref. 1338B-CUR-YY-GF-DR-C-920511-P10)

Condition 8 (Local Benefit Proposal [Construction])[11]

The development shall be carried out in accordance with the following documents, approved under application reference CDN/23/0351 and CDN/20/0798:

- Local Benefit / Social Value Proposal (dated November 2020)
- Education Engagement Activity.xls (stamped as received by the City Council as Local Planning Authority 31st May 2023)
- Local Labour Summary.xlsx (stamped as received by the City Council as Local Planning Authority 31st May 2023)

Condition 9 (Façade Materials Programme)[12]

The development shall be carried out in accordance with the approved Materials Sample Planning Approval Programme/Tracker (stamped as received by the City Council as Local Planning Authority 11th December 2020) and

8 Condition 5 of 125799/FO/2019 amended to reflect details approved under application reference CDN/20/0668.
9 Condition 6 of 125799/FO/2019 amended to reflect details approved under application reference CDN/23/0801.
10 Condition 7 of 125799/FO/2019 amended to reflect details approved under application reference CDN/20/0668.
11 Condition 8 of 125799/FO/2019 amended to reflect details approved under application reference CDN/23/0351 and CDN/20/0798.
12 Condition 9 of 125799/FO/2019 amended to reflect details approved under application reference CDN/20/0798.

email correspondence between Turley and Manchester City Council (dated 04th November 2021), approved under application reference CDN/20/0798.

Condition 10 (Public Realm & Landscape Materials Programme)

The development shall be carried out in accordance with the Materials Sample Planning Approval Programme/Tracker (stamped as received by the City Council as Local Planning Authority 11th December 2020), approved under application reference CDN/20/0798 and under application reference [*INSERT*].

Condition 11 (Air Quality Mitigation)[13]

The agreed mitigation measures set out within the Construction Phase Air Quality Plan (dated October 2020), approved under application reference CDN/20/0798, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Condition 12 (Sustainable Drainage Management and Maintenance Scheme)[14]

The drainage scheme shall be implemented and thereafter managed and maintained in accordance with the following documents and drawings, approved under application reference CDN/23/0801:

- Drainage Verification and Maintenance Report (dated 13th October 2023)
- Drainage Verification and Maintenance Report
- Drainage Network Results
- Drainage Network Results 2
- Proposed Drainage Layout Sheet 1 (dwg ref. 1338B-CUR-ZZ-00-DR-C-520000)

Condition 13 (Local Benefit Proposal [End Use])[15]

(a) The Local Benefit Proposal Framework (dated July 2023), approved under application reference CDN/23/0801, shall be implemented as part of the occupation of the development.

(b) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant the Local Benefit Proposal Framework (dated July 2023), approved under application reference CDN/23/0801, 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 in operation.

Condition 15 (Waste Storage)[16]

Prior to first occupation of the development the approved scheme for the storage and disposal of refuse shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation in accordance with the following approved documents:

- Design and Access Statement (document ref. 1338B-BDP-XX-XX-RP-A-000011 REV P02)
- Waste Management Proforma, stamped as received by the City Council as Local Planning Authority 20th December 2019
- Proposed GA Plan Level 00 (drawing ref. 1338B-BDP-ZZ-GF-DR-A-200011 REV P04)

13 Condition 11 of 125799/FO/2019 amended to reflect details approved under application reference CDN/20/0798.

14 Condition 12 of 125799/FO/2019 amended to reflect details approved under application reference CDN/23/0801.

15 Condition 13 part (a) of 125799/FO/2019 amended to reflect approved framework under application reference CDN/23/0801; No change proposed to part (b) and will remain as per condition 13 of 125799/FO/2019.

16 No change proposed and will remain as per condition 15 of 125799/FO/2019.

Condition 16 (Cycle Storage)[17]

No part of the development shall be occupied until the space and facilities for the parking of 170 bicycles have been provided in accordance with the approved drawings as part of application reference [*INSERT*]. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Condition 17 (Disabled Parking)[18]

No part of the development shall be occupied unless and until the 3no. car parking spaces suitable for use by disabled persons have been provided in accordance with the approved drawings and documents. These parking spaces shall be retained and permanently reserved for use by disabled persons.

Condition 18 (Travel Plan)[19]

The development shall be carried out in accordance with the Sustainable Travel Plan 2023 – 2030 (stamped as received by the City Council as Local Planning Authority 23rd June 2023), approved under application reference CDN/23/0429.

Condition 20 (Signage Strategy)[20]

The development shall be carried out in accordance with the following drawings, approved under application reference CDN/22/0619:

- Proposed North Elevation, prepared by BDP (drawing ref. 1338B-BDP-XX-XX-DR-A-201112_P07)
- Proposed East Elevation, prepared by BDP (drawing ref. 1338B-BDP-XX-XX-DR-A-201122_P04)
- Proposed South Elevation, prepared by BDP (drawing ref. 1338B-BDP-XX-XX-DR-A-201131_P07)
- Proposed West Elevation, prepared by BDP (drawing ref. 1338B-BDP-XX-XX-DR-A-201140_P07)
- SE Sign Drawings Pack, prepared by Place Marque (stamped as received by the City Council as Local Planning Authority 19th September 2022)
- Location Plan of Monolith Directional Signage, prepared by Place Marque (drawing ref. PM0004_SE_SIGNAGE_R5)

Condition 21 (External Lighting Verification Report)

The hereby approved external lighting, as shown on GA - Lighting Strategy Sheet 1 (drawing ref. 1338B-NGB-XX-XX-DR-E-900001_Rev-C02), shall be implemented in accordance with the New Build Lighting Calculations (document ref. 1338B-NGB-NB-CA-E-6300002), approved under application reference CDN/23/0429, and shall be retained permanently thereafter so as to control glare and overspill onto nearby residential properties.

Condition 22 (External Seating Details)[21]

The development shall be carried out in accordance with the external seating details approved under application reference CDN/23/0351:

- Overall Site Plan (drawing ref. 1338B-RFM-NB-00-DR-L-0011 Revision P02)
- Street Furniture Details (drawing ref. 1338B-RFM-B-00-DR-L-8008 Revision P01)

Condition 23 (TV Reception Survey)[22]

The development shall be operated in accordance with the Television Signal Reception Impact Assessment (dated 06th June 2023), approved under application reference CDN/23/0429.

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17 No change proposed and will remain as per condition 16 of 125799/FO/2019.

18 No change proposed and will remain as per condition 17 of 125799/FO/2019.

19 Condition 18 amended to reflect approved details under CDN/23/0429.

20 Condition 20 amended to reflect approved details under CDN/22/0619.

21 Condition 22 amended to reflect approved details under CDN/23/0351.

22 Condition 23 amended to reflect approved details under application reference CDN/23/0429.

Condition 24 (BREEAM Post-Construction Review Certificate)[23]

The new build aspect of the development hereby approved shall achieve a postconstruction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent'. The refurbishment of John Dalton Tower shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as Local Planning Authority within 6 months of first occupation of the development.

Condition 25 (Secured by Design accreditation)[24]

(a) The development hereby approved shall be delivered in accordance with the submitted Crime Impact Statement Version B prepared by Greater Manchester Police and referenced URN: 2008/0737/CIS/02 stamped as received by the City Council as Local Planning Authority on 9th January 2020. Measures to reduce the risk of crime, in accordance with the above referenced Crime Impact Statement and subsequent consultation with Greater Manchester Police, shall be fully implemented prior to occupation of the development and shall be maintained for the duration of the use hereby approved.

(b) Within 6 months of the completion of the scheme details to confirm compliance with the above referenced statement and written confirmation of Secured by Design accreditation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Condition 26 (Public Realm Maintenance Strategy)[25]

The development shall be implemented in accordance with the Hard and Soft Grounds Maintenance Scheme (stamped as received by the City Council as Local Planning Authority 31st May 2023), approved under application reference CDN/23/0351 and drawings approved under application reference [*INSERT*].

Condition 27 (Servicing Strategy)[26]

The development shall be operated and serviced in accordance with the Servicing Strategy and Management Plan for Dalton Building (document ref. EXTFM S&E 2), approved under application reference CDN/23/0429.

Condition 28 (Scheme of Highways Works)[27]

To ensure that an adequate pedestrian and vehicular environment in the vicinity of the development is adhered to, the development shall be carried out in accordance with the following drawings and documents, approved under application reference CDN/23/0801:

- Proposed Traffic Regulation Order Chester Street and Cambridge Street Area (drawing ref. 210200T_CHESTER ST_TRO_001P)
- Certificate of Substantial Completion (dated 18th August 2022)
- Certificate of Substantial Completion (dated 15th November 2023)

23 No change proposed and will remain as per condition 24 of 125799/FO/2019.

24 No change proposed and will remain as per condition 25 of 125799/FO/2019.

25 Condition 26 of 125799/FO/2019 amended to reflect details approved under application reference CDN/23/0429.

26 Condition 27 of 125799/FO/2019 amended to reflect details approved under application reference CDN/23/0439.

27 Condition 28 of 125799/FO/2019 amended to reflect details approved under application reference CDN/23/0801.

Condition 29 (Scheme for Delivery, Servicing and Waste Collections)[28]

All deliveries, servicing and collections, including waste collections associated with the development shall be undertaken in accordance with the Waste and Recycling Storage and Disposal Plan (dated 02nd May 23), approved under application reference CDN/23/0429, throughout the life of the development.

Condition 30 (Event Management Strategy)[29]

The development shall be operated in accordance with the Event Management Plan (dated 02nd May 2023), approved under application reference CDN/23/0429.

Condition 31 (Roof Terrace)[30]

The proposed roof terrace shall be limited to use by building occupiers only and no amplified sound or any music shall be played within these areas at any time.

Condition 32 (External Equipment)[31]

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

Condition 33 (Drainage)[32]

Foul and surface water shall be drained on separate systems.

Condition 34 (Nesting Bird Check)[33]

No demolition works or tree clearance associated with the development hereby approved shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as Local Planning Authority.

28 Condition 29 of 125799/FO/2019 amended to reflect details approved under application reference CDN/23/0429.

29 Condition 30 of 125799/FO/2019 amended to reflect details approved under application reference CDN/23/0801.

30 No change proposed and will remain as per condition 31 of 125799/FO/2019.

31 No change proposed and will remain as per condition 32 of 125799/FO/2019.

32 No change proposed and will remain as per condition 33 of 125799/FO/2019.

33 No change proposed and will remain as per condition 34 of 125799/FO/2019.