

Planning Ref:	134287/FO/2022	
Project Name:	Alberton House	
Date:	17/01/2025	

Condition No.	Trigger (as per decision notice)	Topic	Condition wording (as per decision notice)	Comments	Proposed Updated Wording
NEW		Phasing	n/a	It is proposed to add a condition that would enable the proposed development (and the construction and demolition associated) to be phased. The "Early Works" phase of development will take place in the area outlined on the submitted phasing plans and area outlined on the submitted demolition sketch. The scope of Early Works will be detailed within Deloitte's cover letter. The "Main Works" will encompass all other development, as approved under Ref. 134287/FO/2022.	Development shall be carried out in accordance with phasing shown within Phasing Plans [XX] unless otherwise agreed in writing by the Local Planning Authority
NEW		Temporary Landscaping		It is proposed to add a condition that would require submission of temporary landscaping (and associated drainge) within 12 months of demo completing (if Main Works not commenced). Suggest informative to be added "for clarity, any soft landscaping introduced as a temporary measure will not affect the baseline assessment or recommendations made by Penny Anderson Associates stamped as received on 06-07-22"	Should construction/ the Main Works (as detailed in Deloitte's letter dated [XX]) have not commenced within 12 months of demolition completing, a temporary landscaping scheme and associated temporary drainage shall be submitted and approved in writing by the Local Planning Authority. Within three months, the approved temporary landscaping and associated drainage shall be implemented and maintain its appearance thereafter."
1	Compliance	Expiration	The development must be begun not later than the expiration of three years beginning with the date of this permission	No update required to wording	n/a
2	Compliance	Approved plans / documents	The development hereby approved shall be carried out in accordance with the following drawings and documents: (a) Site Location Plan ALBH-EPR-ZZ-XX-TP-A-01- 0111 Rev 02, ALBH-EPR-ZZ-XXTP-A-01- 0112 Rev 02, ALBH-EPR-ZZ-XX-TP-A-01- 0121 Rev 02, ALBH-EPR-ZZXX-TP-A-01- 0122 Rev 02 and ALBH-EPR-ZZ-XX-TP-A-01- 0123 Rev 02;(b) Dwgs ALBH-EPR-ZZ-B1-TP-A-02- 0220 Rev 03, ALBH-EPR-ZZ-GF-TP-A-02- 0221 Rev 03, ALBH-EPR-ZZ-01-TP-A-02- 0222 Rev 03, ALBH-EPR-ZZ-02-TP-A-02- 0223 Rev 03, ALBH-EPR-ZZ-03-TP-A-02- 0224 Rev 03, ALBH-EPR-ZZ-04-TP-A-02- 0225 Rev 03, ALBH-EPR-ZZ-05-TP-A-02- 0226 Rev 03, ALBH-EPR-ZZ-06-TP-A-02- 0227 Rev 03, ALBH-EPR-ZZ-07-TP-A-02- 0228 Rev 03, ALBH-EPR-ZZ-08-TP-A-02- 0229 Rev 03, ALBH-EPR-ZZ-09-TP-A-02- 0230 Rev 03, ALBH-EPR-ZZ-10-TP-A-02- 0231 Rev 03, ALBH-EPR-ZZ-11-TP-A-02- 0232 Rev 03, ALBH-EPR-ZZ-12-TP-A-02- 0233 Rev 03, ALBH-EPR-ZZ-EA-TP-A-04- 0420 Rev 03, ALBH-EPR-ZZ-NO-TP-A-04- 0421 Rev 03, ALBH-EPR-ZZ-SO-TP-A-04- 0422 Rev 03, ALBH-EPR-ZZ-WE-TP-A-04- 0423 Rev 03, ALBH-EPR-ZZ-XX-TP-A-05- 0520 Rev 03, ALBH-EPR-ZZ-XX-TP-A-05- 0521 Rev 03, ALBH-EPR-ZZ-XX-TP-A-05- 0522 Rev 03, ALBH-EPR-ZZ-XX-DR-A-41-4195 Rev P01,ALBH-EPR-ZZ-XX-DR-A-41 4193 Rev P01 and ALBH-EPR-ZZ-XX-DR-A-414194 Rev P01; (c) Dwgs ALBH-EPR-ZZ-B1-TP-A-02- 0240 Rev 02, ALBH-EPR-ZZ-GF-TP-A-02- 0241 Rev 02, ALBH-EPR-ZZ-M1-TP-A-02- 0242 Rev 02, ALBH-EPR-ZZ-01-TP-A-02- 0243 Rev 02, ALBH-EPR-ZZ-02-TP-A-02- 0244 Rev 02, ALBH-EPR-ZZ-03-TP-A-02- 0245 Rev 02, ALBH-EPR-ZZ-04-TP-A-02- 0246 Rev 02, ALBH-EPR-ZZ-05-TP-A-02- 0247 Rev 02, ALBH-EPR-ZZ-06-TP-A-02- 0248 Rev 02, ALBH-EPR-ZZ-07-TP-A-02- 0249 Rev 02, ALBH-EPR-ZZ-EA-TP-A-04- 0400 Rev 02, ALBH-EPR-ZZ-NO-TP-A-04- 0401 Rev 02, ALBH-EPR-ZZ-SO-TP-A-04- 0402 Rev 02 and ALBH-EPR-ZZ-WE-TP-A-04- 0403 Rev 02, ALBH-EPR-ZZ-EA-TP-A-04- 0404 01 Rev 04, ALBH-EPR-ZZ-NO-TP-A-04- 0441 Rev 04, ALBH-EPR-ZZ-SO-TP-A-04- 0442 01 Rev 04, ALBH-EPR-ZZ-WETP-A-04- 0443 Rev 04, ALBH-EPR-ZZ-WE-TP-A-04- 0444 Rev 04, ALBH-EPR-ZZ-WETP-A-04- 0450 Rev 01, ALBH-EPR-ZZ-WE-TP-A-04- 0451 Rev 01, ALBH-EPR-ZZWE-TP-A-04- 0452 Rev 01,ALBH-EPR-ZZ-XX-TP-A-05- 0540 01 02 Rev 02, ALBH-EPR-ZZ-XX-A-05- 0541 01 02 Rev 02 and ALBH-EPR-ZZ-01-TP-A-04-0453 Rev P01 and image of 25 % Open Area Woven Mesh in Deloitte's e-mail 28-10-22; (d) LANDSCAPE STRATEGY - DESIGN & ACCESS STATEMENT dated 08/07/22 and Dwgs 2805-PLA-GF-XX-DR-L-0002 P01, 2805-PLA-GF-XX-DR-L-0001 P03 2805-PLAGF-XX-DR-L-1000 P01, 2805-PLA-GF-XX-DR-L-1001 P01,2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-3000 P01, 2805-PLA-GF-XX-DR-L-4000 P01, 2805-PLA-GF-XX-DR-L-4001 P01, 2805-PLA-RPXX-DR-L-4001 P01, 2805-PLA-RT-XX-DR-L-0001 P01, 2805-PLA-RT-XX-DR-L-0004P01, 2805-PLA-RT-XX-DR-L-1002 P01 all stamped as received on 06-07-22; (e) Deloitte Fire Escape e-mail dated 28-10-22 as amended by e-mail 31 -10 22, Alberton House, Demolition Specification, Curtins Ref: CUR-XX-XX-SP-S-00010 Revision: V04, Issue Date: 20 September 2022; (f) Critical Glazing Clarification Note within Deloitte's e-mail dated 12-10-22; (g) Dwg D-TP-75004 P01- Disabled Bay Details; (h) Crime Impact Statement Version 8: 03 March 2022; (i) Accommodation Schedule by EPR Architects 28-06-22 stamped as received on 06-07-22; (j) Section 6 of the Design and Access Statement by EPR Architects stamped as received on 06-07-22; (k) Archaeological Desk-Based Assessment by Salford Archaeology Alberton House, St Mary's Parsonage, Manchester stamped as received on 06-07-22; (l) Inclusions of measures and targets set out in the Environmental Standards Statement Alberton House 29-06-22 Rev P01 by HM stamped as received on 06-07-22; (m) Hilson Moran Air Quality assessment dated 28th June 2022 stamped as received on 6th July 2022; (n) Alberton House, Manchester , Flood Risk Assessment and Drainage Strategy by Curtins issue Date: 29 June 2022 stamped as received on 06-07-22; (o) Television and Radio Baseline Survey and Report, Alberton House, Bruntwood, June 2022 by Pager Power stamped as received on 06-07-22; (p) BRUNTWOOD, ALBERTON HOUSE, MANCHESTER, ECOLOGICAL ASSESSMENT by Penny Anderson Associates stamped as received on 06-07-22; (q) Ventilation Strategy for Alberton House by HM stamped as received on 07 06 22; (r) Curtins Preliminary Risk Assessment dated 28th September 2021 reference 077764 CUR-00-XX-DR-GE-001 and the Curtins Pre Demolition Ground Investigation dated May 2022 reference 077764 CUR-00-XX-RP-GE-001 stamped as received on 06-07-22; (s) Alberton House, Transport Statement and Interim Travel Plan, by Curtins Revision: P04, 29 June 2022 stamped as received on 06-07-22 and Highways Impact Note by Curtins dated 10 August 2022 and stamped as received on 10-08-22; (t) Alberton House , Waste Management Strategy by Curtins Revision: P04, 29 June 2022 stamped as received on 06-07-22; (u) Alberton House, Manchester , Planning noise report dated 29-06-22 by Sandy Brown stamped as received on 06-07-22; (v) Arboricultural Constraints Appraisal stamped as received on 06-07-22; (w) WIND MICROCLIMATE, ASSESSMENT REPORT, Alberton House, Manchester by GIA stamped as received on 06-07-22; (x) ES Volume 1 Main Text: 1. Introduction 2. EIA Methodology 3. Alternatives and Design Evolution 4. Site, Surroundings and Description of Proposals 5. Construction Methodology and Programme 6. Townscape and Visual Impact 7. Built Heritage 8. Ground Conditions 9. Climate Change 10. Summary of Residual Effects 11. Type 1 Cumulative Effects (y) ES Volume 2 List of Appendices Chapter 2: Environmental Impact Assessment Methodology Chapter 2: Environmental Impact Assessment Methodology Appendix 2.1 - ES Scoping Report Appendix 2.2 - ES Scoping Opinion Chapter 6: Townscape and Visual Impact Appendix 6.1 - Maps Appendix 6.2 - Viewpoint and townscape photographs including AVR images Appendix 6.3 - Visualisation methodology Chapter 7: Built Heritage Appendix 7.1 - Heritage Statement Chapter 8: Ground Conditions Appendix 8.1 - Phase 1 Preliminary Risk Assessment (Desktop Study); Appendix 8.2 - Phase 2 Ground Investigation Report; Chapter 9: Climate Change Appendix 9.1 - Climate Change Resilience (CCR) Assessment Appendix 9.2 - In-Combination Climate Change Impacts (ICC) Assessment Appendix 9.3 - Embodied Carbon Review Appendix 9.4 - Operational Energy Assessment Chapter 11: Conclusion and Summary of Residual Effects and (z) ES Volume 3 -Non Technical Summary all stamped as received on 06-07-22	No update required to wording	n/a
3a	Pre-commencement	Sample	Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: *hand sized samples and specifications of all materials to be used on all external elevations; *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme; and *a programme for the production of the full sized sample panels and a strategy for quality control management; and The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames	it is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, as this will not include any external facing materials.	Notwithstanding the details submitted with the application, no works other than the demolition of the building shown on plan [XX] shall commence until the following has been submitted for approval in writing by the City Council, as Local Planning Authority: *hand sized samples and specifications of all materials to be used on all external elevations; *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme; and *a programme for the production of the full sized sample panels and a strategy for quality control management; and The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames
3b	Prior to above grade works	Circular Economy Statement	Prior to above ground development submission of a Construction Environmental Management Plan (CEMP): Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with section 9.133 of Chapter 9 of the ES	it is proposed to amend the wording to remove reference to CEMP, as the details of the condition can appropriately be captured within the CES.	Prior to above ground development submission of a Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with section 9.133 of Chapter 9 of the ES
3c	Prior to fit out or specific works	Quality Control Management Strategy	The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.	Part (a) and (b) of condition 3 to be reworded.	n/a
4	Pre-commencement	Demolition Method Statement	The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority. he approved Method Statement shall be adhered to throughout the Demolition period. No development other than Enabling Works as set out below: 1. Site Hoarding 2. Site Clearance (including demolition of the existing buildings) and vegetation removal 3. Archaeological investigations works 4. Site remediation 5. Site investigation shall be carried out pursuant to this permission if the contract for the construction and completion of the building hereby permitted has not been let by 18 months post decision notice date and evidence provided to the reasonable satisfaction of the City Council, as Local Planning Authority. Should the construction contract not have been let with suitable evidence provided to the LPA by 18 months post decision notice date , any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out. In this event, no later than 18 months post decision notice date, a scheme shall be submitted to the City Council, as Local Planning Authority, setting out how the site shall be landscaped and maintained and thereafter the site shall be landscaped and managed in accordance with the scheme that has been approved by the City Council, as Local Planning Authority. The approved scheme shall be implemented within two months of approval	Condition to be discharged prior to commencement of demolition. Amend wording associated with demolition contract to ensure compliance.	The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority. he approved Method Statement shall be adhered to throughout the Demolition period. No development other than Enabling Works as set out below: 1. Site Hoarding 2. Site Clearance (including demolition of the existing buildings) and vegetation removal 3. Archaeological investigations works 4. Site remediation 5. Site investigation shall be carried out pursuant to this permission if the contract for the main works (construction and completion of the building) hereby permitted has not been let by 36 months post this decision notice.
5	Pre-occupation	Servicing Strategy	Notwithstanding the documents detailed in condition 2 prior to occupation of the development a servicing strategy for the building, shall be submitted to and approved in writing by the local planning authority. Servicing shall be carried out in accordance with the approved strategy plan	No update to wording required	n/a

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10	Compliance	Noise reduction	The external terrace areas on the 17th floor as shown in dwg ALBH-EPR-ZZ-17-TP-A-02-0247 P02 shall only be accessible between the following hours: 08.00 and 21.00 Monday to Sunday There shall be no amplified music or sound on the roof terrace at any time	No update to wording required	n/a
11	Pre-occupation	Noise reduction	Prior to use of the external roof terrace on the 17th floor commencing, a management strategy for the operation of the area, to include details of how noise outbreak from the internal areas would be managed how the noise from patrons will be managed and how the area will be cleared and closed by 21.00 and which precludes the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.	No update to wording required	n/a
12	Pre-occupation	Noise reduction	For the avoidance of doubt the consent for the use of the external areas at ground floor level shall not allow for the use of amplified sound or any music in these external areas at any time. Prior to the commencement of the the use of the ground floor external areas within the application site details of the hours of operation in shall be submitted to and approved in writing by the City Council as local planning authority.	No update to wording required	n/a
13	Pre-commencement	Surface water drainage	Notwithstanding the details as set out within condition 2, no development shall take place until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25. *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment; *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building; *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. *Where surface water is connected to the River Irwell, any works within or adjacent to the river that would affect it would require consent from Peel Holdings - specifically any excavation works to the riverbanks. *Hydraulic calculation of the proposed drainage system; *Construction details of flow control and SuDS elements. For sites where proposed development would cause unusual pollution risk to surface water (large car park areas >50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required. Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, owing to the nature of works proposed.	Notwithstanding the details as set out within condition 2, no works other than the demolition of the building shown on plan [XX], shall take place until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25. *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment; *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building; *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. *Where surface water is connected to the River Irwell, any works within or adjacent to the river that would affect it would require consent from Peel Holdings - specifically any excavation works to the riverbanks. *Hydraulic calculation of the proposed drainage system; *Construction details of flow control and SuDS elements. For sites where proposed development would cause unusual pollution risk to surface water (large car park areas >50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required. Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved
14	Pre-occupation	Drainage	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; (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.	No update to wording required	n/a
15	Post-occupation	Drainage	The development hereby approved shall be carried out in accordance with the targets set out within the Environmental Standards Statement Alberton House 29-06-22 Rev P01 by HM stamped as received on 06-07-22 A post construction statement shall be submitted within 3 months of occupation of the development.	No update to wording required	n/a
16	Post-occupation	BREEAM	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 three months of the buildings hereby approved being first occupied.	No update to wording required	n/a
17	Compliance	Piling	Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.	No update to wording required	n/a
18	Pre-occupation	Acoustics insulation	Notwithstanding the recommendation within the Sandy Brown acoustic assessment reference 21443-R01-E dated 29th June 2022 stamped as received on 06-07-22 and responses within the Schedule of Responses 12-09-22 from Deloitte's before the operation of the ground floor commercial unit commences a scheme for acoustically insulating the unit to ensure that there is no unacceptable level of noise transfer from this unit to the office accommodation above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels. The approved noise insulation scheme shall be completed before any of the approved uses commence. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E). 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.	No update to wording required	n/a
19	Pre-occupation	Opening hours	Before any use of the ground floor commercial use hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).	No update to wording required	n/a
20	Pre-occupation	Acoustic insulation	Prior to occupation of (a) The office accommodation and communal areas (including terraces, rooftop bar area, gym and wellness centre); and (b)The ground floor commercial unit a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 50dB below the existing background (LA90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be 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. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).	No update to wording required	n/a

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21	Pre-occupation	Ventilation	Final details of the method of extraction of any fumes, vapours and odours from any kitchen within the ground floor commercial unit shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation. Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).	No update to wording required	n/a
22	Compliance	Drainage	The development hereby approved shall be carried out in accordance with Appendix B of the Alberton House, Waste Management Strategy, by Curtins Revision: P04 Issue Date: 29 June 2022 stamped as received on 06-07-22. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).	No update to wording required	n/a
23a	Pre-commencement	Local Benefits	a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, owing to the nature of works proposed, and thus labour required.	a) No works other than the demolition of the building shown on plan [X9], shall take place until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, is submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: - m i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives
23b	Post-occupation	Local Benefits	(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.	No update to wording required	n/a
24	Compliance	Telecommunications	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.	No update to wording required	n/a
25	Compliance	Television and Radio	Notwithstanding the Television and Radio Baseline Survey and Report, Alberton House, Bruntwood, June 2022 stamped as received on 06-07-22, 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.	No update to wording required	n/a
26	Pre-commencement	Ventilation	Notwithstanding the documents detailed in condition 2 and the Hilson Moran Air Quality assessment dated 28th June 2022 stamped as received on 6th July 2022; prior to commencement of development, details of a scheme for a clean air intake, details of the clean air filters (specification) along with maintenance strategy including inspection and replacement frequency, responsibility and how compliance will be ensured by future occupiers, building owners or building management companies shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented in full before first occupation of the development and shall remain in situ whilst the use or development is in operation.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, owing to the nature of works proposed.	Notwithstanding the documents detailed in condition 2 and the Hilson Moran Air Quality assessment dated 28th June 2022 stamped as received on 6th July 2022; no works other than the demolition of the building shown on plan [X9], details of a scheme for a clean air intake, details of the clean air filters (specification) along with maintenance strategy including inspection and replacement frequency, responsibility and how compliance will be ensured by future occupiers, building owners or building management companies is submitted for approval in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented in full before first occupation of the development and shall remain in situ whilst the use or development is in operation.
27	Prior to fit out or specific works	Lighting	Prior to implementation of any proposed lighting scheme (including on the roof terrace and external areas) 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.	No update to wording required	n/a
28	Prior to fit out or specific works	Drainage	The development hereby approved shall be carried out in accordance with the Alberton House Interim Travel Plan Curtins Ref: 80058-CUR-XX-XX-T-TP-00002 Revision: P04 Issue Date: 29 June 2022 stamped as received on 06-07-22 In this condition a travel plan means a document that includes the following: i) the measures proposed to be taken to reduce dependency on the private car by building occupiers; ii) a commitment to surveying the travel patterns of residents 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; v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car; vi) measures to identify and promote walking routes connecting Spinningfields, Salford Metrolink, the City Centre and areas towards the Victoria Station and the Civic Quarter; vii) details of cycle parking within the public realm 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.	No update to wording required	n/a
29	Compliance	Building management	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 The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).	No update to wording required	n/a
30	Compliance	Drainage	No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.	No update to wording required	n/a

Condition No.	Trigger (as per decision notice)	Topic	Condition wording (as per decision notice)	Comments	Proposed Updated Wording
31	Compliance	Universal accessibility	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.	No update to wording required	n/a
32	Compliance	Glazing	The window(s) at ground level, fronting onto St Mary's Parsonage and facing the public realm 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.	No update to wording required	n/a
33	Compliance	Drainage	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.	No update to wording required	n/a
34	Pre-occupation	Highway works	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 for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following: (a)Details of the loading bay (b)Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and (c)Amendments to the existing TRCs and bus stop locations / routes; The approved scheme shall be implemented and be in place prior to the first occupation of the office accommodation and thereafter retained and maintained in situ.	No update to wording required	n/a
35	Post-occupation	Safety	The development shall be carried out in accordance with sections 4.5.6 and 7 of the Crime Impact Statement Version B: 03 March 2022; The development shall only be carried out in accordance with these approved details and within 12 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	No update to wording required	n/a
36	Pre-occupation	Management	In the event that the commercial unit, as indicated on drawing ALBH-EPR-ZZ-GFTP-A-02-0241 P02 are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include: *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers) *Details of a Dispersal Procedure * Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).	No update to wording required	n/a
37	Compliance	Exits	No doors (other than those designated as fire exits and ground floor bin store shown on plan ALBH-EPR-ZZ-GF-TP-A-02-0241 P02) shall open outwards onto adjacent public highway.	No update to wording required	n/a
38	Compliance	Cycle parking	Prior to the first occupation of the office accommodation the 120 cycle parking spaces shall be fully implemented as as shown in dwg ALBH-EPR-ZZ-81-TP-A-02-0240 Rev P02	No update to wording required	n/a
39	Compliance	Trees	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.	No update to wording required	n/a
40a	Pre-commencement	UXO	a) No development, hereby approved , shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.	It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, owing to the nature of works proposed.	a) No works other than the demolition of the building shown on plan [XX] , shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.
40b	Pre-occupation	UXO	b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.	Part (a) of condition 40 to be reworded.	n/a
40c	Compliance	UXO	c) If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.	Part (a) of condition 40 to be reworded.	n/a
41	Pre-occupation	Acoustic insulation	Before use of the gym area as shown in dwg ALBH-EPR-ZZ-81-TP-A-02-0240 P02 commences scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the office accommodation above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas. The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E). 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.	No update to wording required	n/a
42	Pre-occupation	Signage	Prior to the first use of the development hereby approved a external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.	No update to wording required	n/a
43a	Compliance	Use of space	(a) The offices above ground level hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under part (g)(i) and(g) (ii) of Use Class E and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).	No update to wording required	n/a
43b	Compliance	Use of space	(b) The use of the ground floor commercial unit shall exclude convenience retail.	No update to wording required	n/a
44	Compliance	Use of space	The facilities within the 17th and 18th floors hereby approved shall be used as ancillary facilities for office users or by approved visitors to the building and shall not be accessible or useable by the general public who do not have a contract with Bruntwood. The 'gym' facilities on these levels shall comprise a yoga / exercise studio only and will not include spin bikes, weights or other similar exercise machines	No update to wording required	n/a
45	Prior to fit out or specific works	Lighting	Prior to the installation of any building / public realm lighting, details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy	No update to wording required	n/a

Condition No.	Trigger (as per decision notice)	Topic	Condition wording (as per decision notice)	Comments	Proposed Updated Wording
46	Prior to fit out or specific works	Lighting	Prior to the installation of any building / public realm lighting, details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy	It is proposed that this condition be removed as it is repetition of condition 45.	n/a
47	Pre-commencement	Invasive species	Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of Giant Hogweed at the site. The development shall be carried out in accordance with the approved protocol.	No update to wording required. Condition to be discharged prior to commencement of demolition.	n/a
48	Compliance	Use of space	The proposed gym use hereby approved as shown in dwg ALBH-EPR-ZZ-B1-TPA- 02-0240 P02 shall be ancillary to the residential use of the building and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.	No update to wording required	n/a
49	Compliance	Use of space	The proposed gym use hereby approved as shown in dwg ALBH-EPR-ZZ-B1-TP A-02-0240 P02 shall be ancillary to the office use and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.	It is proposed that this condition be removed as it is repetition of condition 48.	n/a

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