

Erection of 3, 5, 7 and 8 and 11 storey building to comprise 38 residential apartments, Condition Schedule V1

PBA Job Number:	23.1860 (17.1163 & 15.1001)
Project:	Red Lion Street, Northern Quarter, Manchester
Client:	Voomoo
Purpose:	<p>This conditions schedule sets out the work and actions necessary to comply with the conditions attached to Application No. 113713/FO/2016 which was approved by Manchester City Council on 16 December 2016.</p> <p>Application 113713/FO/2016 was for: <i>Erection of 3, 5, 7 and 8 and 11 storey building to comprise 38 residential apartments (Class C3) (12 no 1 bedroom units, 25 no 2 bedroom units and 1 no. 3 bedroom unit) above ground floor commercial space (Use Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe) and B1 (Office)) with retention and restoration of facade to no. 2 Union Street following demolition of the rear of the building and provision of associated cycle parking, landscaping and ancillary works</i></p> <p>On 12 March 2018 Application No: 119143/NMC/2018 was approved under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission Application No: 119143/NMC/2018 for a 'Non material amendment to application ref no 113713 comprising amendments to layout of the residential accommodation with overall reduction in apartment numbers from 38 to 37 (12 no x 1 bedroomed apartments [32.4%] and 25 no. x 2 bedroom apartments [67.6%]), relocation of basement away from 2-4 Union Street increase in size of bin and bike stores along with various small operational improvements including adjustments to internal circulation arrangements and provision of DDA access to Commercial Unit C'.</p> <p>On 26 April 2019 Application No: 123173/NMC/2019 was approved under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission Application No: 119143/NMC/2018 for a 'Non material amendment to application ref no 113713 (as amended by application ref no 119143) to include amendments to apartment layouts, reinstatement of 1 apartment (removed under 119143- total increase from 37 to 38 approved under 119143) repositioning of basement walls for construction purposes and reduction of basement footprint, setting back of accommodation from 25-27 Church Street'.</p>
Version:	Version 1
Date:	14.02.2025
Distribution	Mark Collins (NC Architecture) Neil Collins (NC Architecture) Gavin Matz (NC Architecture) Ben Bennett (Voomoo) Gary Ata (Voomoo)

Note 1: A red diamond (◆ P.C.) indicates that the condition must be met before development starts on site (i.e. a pre-commencement condition).

Note 2: A blue circle (● P.O.) indicates that the condition must be met before the development is first occupied or used (i.e. a pre-occupation condition).

Condition No.	Condition	Notes and comments	Discharge Status at 11.02.2025	Applicability to S73?
1	<p>The development must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990</p>		Development commenced before 16 December 2019.	Condition need not be reapplied to Voomoo S73 approval.

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2 (♦ P.C.)	<p>The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.</p> <p>Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.</p>	<p>The demolition of the rear of 2 Union Street will not be permitted until a redevelopment contract is in place.</p> <p>Contract entered into on 26 July 2019 between Union Square Manchester Limited and The Gemdale Group Limited. Contract approved by MCC.</p>	<p>Discharge of condition 2 (Contract) attached to application ref no 113713/FO/2016 (as amended by application ref no 119143/NMC/2018) Discharged 14 August 2019 under CND/19/0640 by Union Square Limited</p>	<p>Condition need not be reapplied to Voomoo S73 approval.</p>
3	<p><i>Note, this replacement Condition was attached following the approval granted under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change Application No: 123173/NMC/2019 to planning permission 113713/FO/2016 as amended by 119143/NMC/2018</i></p> <p>The development hereby approved shall be carried out in accordance with the following drawings and documents:</p> <p>(a) Dwg 001 Rev C (Submitted 23rd August 2016);</p> <p>(b)Covering Letter dated 09 February 2018 (jr171141dt01) and Accommodation schedule (Apartment Types - Area Schedule, dated 09 February 2018);</p> <p>(c) Dwgs E 100 (Submitted 23rd August 2016), P000 Rev 2 Basement NMA Planning Amendments, P001 Rev 4 Ground Floor NMA Planning Amendments P002 Rev 2 First Floor NMA Planning Amendments, P003 Rev 2 Second Floor NMA Planning Amendments, P004 Rev 2 Third Floor NMA Planning Amendments, P005 Rev 2 Fourth Floor NMA Planning Amendments, P006 Rev 2 Fifth Floor NMA Planning Amendments, P007 Rev 2 Sixth Floor NMA Planning Amendments, P008 Rev 2 Seventh Floor NMA Planning Amendments, P009 Rev 2 Eighth Floor NMA Planning amendments, P010 Rev 2 Ninth Floor NMA Planning Amendments, P011 Rev 2 Tenth Floor NMA Planning Amendments and P012 Rev 2 Roof Level NMA Planning Amendments;</p> <p>(c) Dwgs P101 Rev J (21st October 2016), P016 Rev 2 Red Lion Street Elevation NMA Planning Amendments, P014 Rev 3 Catlow Lane Elevation NMA Planning Amendments, P015 Rev 3 Church Street Elevation NMA Planning Amendments, P013 Rev 4 Union Street Elevation NMA Planning Amendments and SK 02 025 Courtyard NMA Planning Amendments;</p> <p>(d) SK 02 027 Duplex Type A* Planning Amendments, SK 02 028 Duplex Type B* Planning Amendments, SK 02 029 Apartment Type A Planning Amendments, SK 02 030 Apartment Type C Planning Amendments, SK 02 031 Apartment Type C+ Planning Amendments, SK 02 032 Apartment Type D* Planning Amendments, SK 02 033 Apartment Type D Planning Amendments, SK 02 034 Apartment Type D1 Planning Amendments, SK 02 035 Apartment Type E Planning Amendments 33) SK 02 036 Apartment Type E+ Planning Amendments, SK 02 037 Apartment Type F Planning Amendments, SK 02 038 Apartment Type G Planning Amendments, SK 02 039 Apartment Type H Planning Amendments, SK 02 040 Apartment Type I Planning Amendments and SK 02 041 Apartment</p>	<p>Various proposed amendments have been approved since this condition was written including changes resulting from detailed design development and buildability issues comprising reintroduction of the 38 apartments (increased from 119143 S96 application), changes to apartment layouts with the residential occupancy of the building reducing from 115 persons (as approved under 113713/FO/2016) to 103 persons, slight repositioning of the basement walls required for construction purposes (but with the benefit of allowing for a slight increase to the bin store, cycle store and plant room areas), external changes comprising a set back of the northern elevation from 27-29 Church Street compared with 113713/FO/2016 and a reduction in the basement footprint.</p>		<p>Voomoo S73 application 141738/JO/2024 has applied for Condition 4 to be revised to reflect proposed design changes to the scheme. Revised condition anticipated referring to plans and documents submitted between 5 December 2023 and determination.</p>

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	<p>Type J Planning Amendments</p> <p>(e) Dwgs P-205 Rev G (Submitted 23rd August 2016),</p> <p>(f) Dwgs A-a, P-301 Rev B (Submitted 23rd August 2016), B-b, P-302 Rev B (Submitted 23rd August 2016) and C-c, P-303 (Submitted 23rd August 2016);</p> <p>(g) Dwgs Typical Bay Detail Type 1 (Submitted 21st October 2016), 8914 P-402 Rev B, Typical Bay Detail Types 2, 3 & 4 (Submitted 21st October 2016), 8914 P-403 Rev B, Typical Bay Detail Types 5 & 6 (Submitted 21st October 2016), 8914 P-404 Rev B, Typical Bay Detail Types 7 & 8 (Submitted 21st October 2016), 8914 P-405 Rev B, Typical Bay Detail Type 9 (Submitted 21st October 2016), 8914 P-406 Rev B, Typical GF Bay Detail Type 1 (Submitted 21st October 2016), 8914 P-407 Rev B and Typical GF Bay Detail Type 2 (Submitted 21st October 2016);</p> <p>(h) Dwgs Footway Design/Refuse Vehicle Swept Path Assessment 1793-01/ATR101 Rev C (Submitted 23rd August 2016), Footway Design Rigid Vehicle Swept Path Analysis 1793-01/ATR102) Rev C (Submitted 23rd August 2016) and Loading Bay/Footway Design 1793-01/SK101, Rev B (Submitted 23rd August 2016);</p> <p>(i) Recommendations in Crime Impact Assessment Version C : 25th July 2016 REFERENCE: 2015/1105/CIS/01; and</p> <p>(j) Recommendations of Bat Survey, by Rachel Hacking Ecology (Submitted 23rd August 2016)</p> <p>Reason -To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC19.1 , DC20 and DC26.1. .</p>			
4 (♦ P.C.)	<p>Notwithstanding the details submitted with the application, prior to the commencement of development, a schedule of materials, preliminary samples and a programme for the issue of samples and specifications of all materials to be used within the external elevations shall be submitted for approval in writing by the City Council, as Local Planning Authority. Samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.</p> <p>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.</p>	<p>Condition 4 (Materials pre commencement) - On the basis of the following: Dwgs 527 P045, P048, P049, P050 Rev 1, P051 Rev 1, P052 and P053; Union Square Red Lion Street Manchester- Materials Schedule; and Adherence to the Union Square Schedule Rev 02 (Programme) the pre-commencement requirements of the condition are discharged</p>	<p>Partial Discharge of Condition 4 (Materials) attached to application ref no 113713/FO/2016 (as amended by 119143/NMC/2018) Discharged 9 August 2019 by Union Square Manchester Limited</p>	<p>Voomoo S73 application 141738/JO/2024 to be conditioned 'Samples and specifications of all materials to be used on all external elevations along with jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management shall then be submitted and approved in writing by the City Council as local planning authority'.</p>

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5 (♦ P.C.)	<p>Notwithstanding the details as set out in condition 2 above no development shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority</p> <p>(a) Final details of works to the retained facade to 2 Union Street including the reinstated windows; and</p> <p>(b) Details including method statement of cleaning of external elevation</p> <p><i>Reason - In the interests of visual amenity and careful attention to building work is required to protect the character and appearance of the retained facade building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.</i></p>	<p>Condition 5 (Details) It is noted that due to the site's current condition renders it impossible to fully inspect the existing elements. On this basis subject to compliance with all other pre-commencement conditions the site is released for commencement of development but on the basis of a full inspection of the existing elements being undertaken once construction has started on site and subsequent agreement in writing from the City Council to agree these details before this condition can be fully discharged.</p>	<p>Partial Discharge of Condition 5 (Details) attached to application ref no 113713/FO/2016 discharged under : CDN/19/0126 on 29 July 2019 by Union Square Manchester Limited allowing commencement.</p> <p>No details submitted to MCC under CDN/19/0126 regarding the proposed works to 2 Union Street were approved (eg Details of Parapet, Railings, Stone Cills, Windows, Façade Cleaning - all being set aside by MCC). It is not clear from the online documentation why MCC not approve these plans.</p>	<p>Voomoo S73 application 141738/JO/2024 anticipated to be conditioned to refer to Tomasons 'Structural Report on Retained Façade, February 2025' which includes a remedial works specification. Final details of retained façade, including reinstated windows works to Union Street to be submitted to LPA within 6 months of approval.</p>
6 (♦ P.C.)	<p>The development hereby approved shall not commence unless and until a Construction Management Plan, including details of the following:</p> <ul style="list-style-type: none"> *Hours of site opening / operation * A Site Waste Management Plan, * Air Quality Plan; *A plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction; *The parking of vehicles of site operatives and visitors; *Loading and unloading of plant and materials; *Storage of plant and materials used in constructing the development; *Construction methods to be used, including the use of cranes; *The erection and maintenance of security hoarding; *Measures to control the emission of dust and dirt during construction and; *A scheme for recycling/disposing of waste resulting from demolition and construction works; *Details of and position of any proposed cranes to be used on the site and any lighting; *A detailed programme of the works and risk assessments; *Temporary traffic management measures to address any necessary bus re-routing and bus stop closures. *Details on the timing of construction of scaffolding, *A Human Impact Management Plan including Noise and Vibration and Dust Emission, *Details of how access to adjacent premises would be managed to ensure clear and safe routes into Buildings are maintained at all times. *Management of flood risk and pollution; and *Proposal of surface water management during construction period; 	<p>Condition 6 (CMP)- On the basis of ongoing compliance with the following:</p> <p>Construction Management Plan - Incorporating Traffic Management Plan and Environmental Management Plan by Gemdale submitted on 09-08-19 and subject to the following:</p> <p>Construction/demolition works shall be confined to the following hours:</p> <p>Monday - Friday: 7.30am - 6pm</p> <p>Saturday: 8.30am - 2pm</p> <p>Sunday / Bank holidays: No work</p> <p>Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.</p> <p>Any proposals for out of</p>	<p>Discharge of Condition 6 (CMP) attached to application ref no 113713/FO/2016 Discharged 13 August 2019 by Union Square Limited.</p>	<p>Voomoo intend to deliver in accordance with previously agreed details. Should significant variations be required subsequently, changes can be agreed by applying to redischARGE the condition.</p>

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	<p>has been submitted to and approved in writing by the City Council as local planning authority. The approved CMP shall be adhered to throughout the construction period and the development shall thereafter be fully implemented in accordance with these details.</p> <p>Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies DM1, EN14 EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)</p>	hours work shall be submitted at least 4 weeks in advance of any such works commencing the condition is discharged.		
7	<p>The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.</p> <p>Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.</p>	Condition 7 (Wheels) -On the basis of ongoing compliance with the following: Construction Management Plan - Incorporating Traffic Management Plan and Environmental Management Plan by Gemdale submitted on 09-08-19 and on the basis that no problems with dirt or debris from the site on the public highway occur (in which case this strategy will need to be reviewed) the pre-commencement requirements of the condition are discharged. The condition will be fully discharged once construction vehicles have stopped visiting the site.	<p>Discharge of Condition 7 (Wheels) attached to application ref no 113713/FO/2016 part discharged 13 August 2019 by Union Square Limited.</p> <p>Note, the condition would be fully discharged once construction vehicles have stopped visiting the site.</p>	Voomoo intend to deliver in accordance with previously agreed details. Should significant variations be required subsequently, changes can be agreed by applying to redischarge the condition.
8	<p>The details of an emergency telephone contactor number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.</p> <p>Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.</p>	Condition 8 (Emergency Number) - On the basis of the e-mail dated 13-08-19 from Garry Usherwood Associates and the ongoing display during the construction period the condition is discharged,	Discharge of Condition 8 (Emergency Number) attached to application ref no 113713/FO/2016 Discharged 13 August 2019 by Union Square Limited.	Voomoo intend to deliver in accordance with previously agreed details. Should significant variations be required subsequently, changes can be agreed by applying to redischarge the condition.
9 (♦ P.C.)	<p>Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).</p> <p>In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the</p>	Condition 9 a (Contaminated Land) - On the basis of compliance with the following: CCG-C-18-10508 - Ground Investigation at Red Lion Street, Manchester November 2018 (and any	Partial Discharge of Condition 9 (Contaminated Land) attached to application ref no 113713/FO/2016 (as amended by 119143/NMC/2018) Condition 9a Discharged 9	<p>Part a) of Condition need not be reapplied to Voomoo S73 approval.</p> <p>Part B would be reapplied. Voomoo would need to have regard to Part b) which requires that when the</p>

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	<p>Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.</p> <p>(a) The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>(b) When the development 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.</p> <p>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.</p> <p>Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.</p>	recommendations) and Gas monitoring data in response to the EHO Memo dated 28-01-19 and Gas and Water Monitoring Results, I can confirm that the pre-commencement requirements of the condition are discharged.	August 2019 by Union Square Manchester Limited.	<p>development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.</p> <p>Part B requires a completion /verification report be submitted to the City Council.</p>
10 (♦ P.C.)	<p>No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.</p> <p>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</p>	C10 (Secure by Design Accreditation) - Pre-commencement requirements discharged on the basis of Dwgs 527 P017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030 and 031 under CDN/19/0126.	<p>Partial Discharge of Condition 10 (Secure by Design Accreditation) attached to application ref no 113713/FO/2016 discharged under : CDN/19/0126 on 29 July 2019 by Union Square Manchester Limited.</p> <p>A secure by design inspection and certification will be required to fully discharge this condition.</p>	Voomoo intend to deliver in accordance with previously agreed details. Should significant variations be required subsequently, changes can be agreed by applying to redischarge the condition.
11 (♦ P.C.)	Prior to commencement of development a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority.	C11 (Surface Water)- On the basis of compliance with the following: CL8299-01 REV A – Drainage Strategy and Public Sewer Notice and	Full Discharge of Condition 11 (Discharge of Surface Water) attached to application ref no 113713/FO/2016 discharged	Voomoo intend to deliver in accordance with previously agreed details. Should significant variations be required subsequently,

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	Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8))	United Utilities Approval Notice EC4831 170719 received on 17-07-19; the condition is discharged.	under: CDN/19/0126 on 29 July 2019 by Union Square Manchester Limited.	changes can be agreed by applying to redischarge the condition.
12 (♦ P.C.)	<p>No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:</p> <ol style="list-style-type: none"> 1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching - dependent on the above, targeted excavation and recording 2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the archaeological and historical interest represented. 3. Dissemination of the results commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI. <p>Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible. GMAAS will continue to monitor the implementation of the archaeological programme set out in the agreed WSI on behalf of Manchester Planning Authority.</p>	C12 (Archaeology) - A Written Scheme of Investigation (WSI) has been prepared by Paul Butler Associates and submitted for consideration. The WSI covers the need for archaeological evaluation trenching which forms the first part of the fieldwork required under part 1 of the condition. The WSI as submitted is acceptable but the fieldwork has yet to be undertaken. The fieldwork and post-fieldwork phases of condition 12 (1-4) remain undischarged until they have been completed satisfactorily.	<p>Partial Discharge of Condition 12 (WSI) attached to application ref no 113713/FO/2016 discharged under: CDN/19/0126 on 29 July 2019 by Union Square Manchester Limited.</p> <p>The trial trenching works (C12 Part 1) which were required to be undertaken in advance of construction and indicated on the WSI appear not to have taken place. The development on site shows a basement created where trial trenches should have been completed. This work can not be completed retrospectively.</p>	Condition to be removed from Voomoo S73 approval.
13 (♦ P.C.)	<p>No development shall take place until surface water drainage works have been implemented in accordance with SuDS National Standards and details that have been submitted to and approved in writing by the local planning authority.</p> <p>In order to avoid/dischARGE the above drainage condition the following additional information has to be provided:</p> <ul style="list-style-type: none"> o Surface water drainage o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area; o 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; o 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 in any part of a building; o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements); o Hydraulic calculation of the proposed drainage system; 	C13 (SUDS) - On the basis of compliance with the following: CL8299-01 REV A - DRAINAGE STRATEGY, PUBLIC SEWER NOTICE and United Utilities APPROVAL NOTICE EC4831 170719 received on 17-07-19; Dwg CL7876/16 Rev A; SWF's Union Square Manchester Limited, Red Lion Street, Manchester, STORM WATER / SUDs MAINTENANCE PLAN; and STORM SEWER DESIGN by the Modified Rational Method - Design Criteria for Storm the condition is discharged.	Full Discharge of Condition 13 (Discharge of Surface Water) attached to application ref no 113713/FO/2016 discharged under: CDN/19/0126 on 29 July 2019 by Union Square Manchester Limited.	Voomoo intend to deliver in accordance with previously agreed details. Should significant variations be required subsequently, changes can be agreed by applying to redischARGE the condition.

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	<ul style="list-style-type: none"> o Long and cross sections for the proposed drainage system and finished floor levels; o Construction details of flow control and SuDS elements. o Proposal of surface water management during construction period <p>Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant policies EN14 and DM1 of the Core Strategy for Manchester.</p>			
14 (● P.O.)	<p>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:</p> <ul style="list-style-type: none"> o Verification report providing photographic evidence of construction as per design drawings; o As built construction drawings if different from design construction drawings; o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>Reason - To prevent the increased risk of flooding and to ensure the future maintenance of the surface water drainage system, pursuant to policy EN8 of the Manchester Core Strategy.</p>	<p>C14 (Suds 2)- In order to discharge this condition the following will be required: Verification report providing photographic evidence of construction as per design drawings;</p> <p>As built construction drawings if different from design construction drawings;</p> <p>Just to provide clarification, if United Utilities would adopt the drainage system including attenuation and flow control, then we would not look for evidence for condition 14) as they would take care of the construction, but if the system will stay in private ownership, we would need evidence of construction as per the drawings produced.</p>	Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.
15 (◆ P.C.)	<p>Prior to development commencing a local labour agreement, relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.</p> <p>Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.</p>	<p>C15 (Local Labour Agreement)- On the basis of compliance with the Proposals and Reporting Local Labour Construction Template received on 13-06-19 the condition is discharged</p>	Discharge of Condition 15 (Local Labour agreement) attached to application ref no 113713/FO/2016 Discharged 13 August 2019 by Union Square Limited	Voomoo intend to deliver in accordance with previously agreed details. Should significant variations be required subsequently, changes can be agreed by applying to redischarge the condition.
16 (● P.O.)	<p>Notwithstanding the Residential Management Strategy, prepared by Urban Bubble dated 24-10-16 prior to the first use of the development hereby approved, a detailed management plan including:</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition

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	<p>*Details of the strategy for the letting of the residential accommodation</p> <p>*Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal) and noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority.</p> <p>*full details of a maintenance strategy for the areas of public realm adjacent to the site including surfaces, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority.</p> <p>*details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal) and noise management of communal</p> <p>The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.</p> <p>Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.</p>			reapplied.
17 (● P.O.)	<p>The development hereby approved shall include a building lighting scheme for the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed. The approved scheme shall be implemented in full before the development is first occupied.</p> <p>Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.
18	<p>The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Axis dated 07-16. In this condition a travel plan means a document that includes the following:</p> <p>i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development</p> <p>ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time</p> <p>iii) mechanisms for the implementation of the measures to reduce dependency on the private car</p> <p>iv) measures for the delivery of specified travel plan services</p> <p>v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car</p> <p>Within six months of the first use of the development, 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.</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.

Condition No.	Condition	Notes and comments	Discharge Status at 11.02.2025	Applicability to S73?
	Reason - To assist promoting the use of sustainable forms of travel , pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).			
19 (♦ P.C.)	<p>Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.</p> <p>Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy</p>	<p>C19 (Noise) - The pre-commencement requirements of the condition are satisfied on the basis of compliance with and full implementation of the acoustic insulation and mitigation measures and noise limits, set out in points 1 and 2 below:</p> <p>1. Specifications and recommendations within BWB's Red Lion Street, Manchester, Revised Noise Impact Assessment dated 19/08/16; Noise level standards as set out in BWB's document on Vent Ducting (Silencer) and Internal Noise Levels in Rooms in dBA; and Details of Ventilation Louvres received on 24-07-19</p> <p>2. Noise levels from external sources including from elsewhere within the building must not exceed the levels as set out below: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq Any sound and vibration insulation scheme must be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands.</p>	<p>Partial Discharge of Condition 19 (Acoustics) attached to application ref no 113713/FO/2016 discharged under: CDN/19/0126 on 29 July 2019 by Union Square Manchester Limited.</p> <p>The approved noise insulation scheme must be completed before any of the dwelling units are occupied.</p> <p>Prior to occupation a post completion report shall be submitted and agreed in writing by the City Council.</p>	<p>Voomoo intend to deliver in accordance with previously agreed details. Should significant variations be required subsequently, changes can be agreed by applying to redischarge the condition.</p>

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		<p>3. Prior to occupation of any residential unit a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts affecting the residential accommodation (in line with the criteria set out in points 1 and 2 above) from external and adjacent noise sources including other potential uses within the building must be formally submitted to and approved in writing by the City Council as local planning authority.</p> <p>4. For the avoidance of doubt, no residential accommodation shall be occupied unless and until evidence, that all measures to ensure effective insulation and mitigation as set out in point 1 above have been implemented and that the noise limit levels as specified in point 2 above will be achieved, has been formally submitted to and approved in writing by the City Council as Local Planning Authority.</p>		
20 (● P.O.)	<p>Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with:</p> <p>(a) the residential development; and</p> <p>(b) any of the commercial uses;</p> <p>to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.

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	occupancy and shall remain operational thereafter.			
21	<p>The development hereby approved shall be carried out in accordance with the Environmental Standards Statements dated July 2016 and Code for Sustainable Homes Pre-Assessment Report dated August 2016 both prepared by Element Sustainability. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.</p> <p>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.</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.
22 (● P.O.)	<p>No part of the development shall be occupied unless and until details of a parking management strategy for residents has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the residential element of the development hereby approved is first occupied.</p> <p>Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.
23	<p>The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p>Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.</p>		Condition to be complied with.	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.
24 (● P.O.)	<p>Notwithstanding the TV reception survey, by Taylor dated 15th December 2015 within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.</p> <p>Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.

Condition No.	Condition	Notes and comments	Discharge Status at 11.02.2025	Applicability to S73?
	least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1			
25	<p>Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:</p> <p>07:30 to 20:00 Monday to Saturday 10:00 to 18:00 Sundays and Bank Holidays</p> <p>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</p>		Condition to be complied with.	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.
26	<p>If during works to convert the building to the use hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.</p> <p>Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15</p>		Condition to be complied with during construction works to Union Street facade	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.
27	<p>No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs.</p> <p>Reason - In the interest of visual amenity pursuant to Core Strategy Policies Dm1 and SP1.</p>		Condition to be complied with.	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.
28	<p>The development hereby approved shall include for full disabled access to be provided to the main residential entrances to the floors above.</p> <p>Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1</p>		Condition to be complied with. .	<p>Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.</p> <p>No discharge application necessary provided building out the Voomoo S73 scheme allows compliance</p>
29	<p>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.</p> <p>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</p>		Condition to be complied with.	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.

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	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.			
30	<p>The commercial units can be occupied as A1, A2, A3 (Unit C only) and B1 use only.</p> <p>Reason - In accordance with the application form and to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy policies DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5</p>		Condition to be complied with.	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied, refreshed to refer to Use Class E.
31 (● P.O.)	<p>Before any Class A3 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.</p> <p>The approved noise insulation scheme shall be completed before the unit is first occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.</p> <p>Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied, refreshed to refer to current use class E(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises.
32 (● P.O.)	<p>Final details of the method of extraction of any fumes, vapours and odours from any A3 use within Unit C shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of that unit The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.</p> <p>Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied, refreshed to refer to current use class E(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises.
33 (● P.O.)	<p>Before any use hereby approved commences, within each of the ground floor units details of the proposed operating 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.</p> <p>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.</p>		Not discharged	Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.

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34 (♦ P.C.) & (● P.O.)	<p>Prior to the commencement of development a programme / strategy for working with the residents of 4-6 Union Street to design the courtyard space as shown in dwg number 8914 P-111 Rev H shall be submitted and approved in writing by the City Council as Local Planning Authority. Final details of the scheme shall then be submitted to and agreed in writing by the City Council as Local Planning Authority and the approved scheme fully implemented prior to occupation of any of the approved residential accommodation.</p> <p>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,</p> <p>Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the residents of 4-6 Union Street in accordance with Core Strategy Policies SP1 and DM1.</p>	<p>Condition 34 (Program strategy yard) An application to discharge the first part of condition 34 relating to the programme / strategy for working with the residents was submitted to MCC for approval on 16 February 2018.</p> <p>On the basis of compliance with the submitted strategy the pre-commencement part of the condition is discharged.</p>	<p>Partial Discharge of Condition 34 (Program strategy yard) attached to application ref no 113713/FO/2016 discharged under: CDN/18/0084 on 29 March 2018 by Red Lion Street Limited.</p> <p>Continue to implement the approved strategy for working with residents to agree the design of the courtyard</p>	<p>Voomoo S73 application 141738/JO/2024 anticipated to have part b) of this condition reapplied: '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'.</p>
35	<p>Prior to occupation of any of the commercial units details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.</p> <p>Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy</p>		Not discharged	<p>Voomoo S73 application 141738/JO/2024 anticipated to have this condition reapplied.</p>
36 (● P.O.)	<p><i>Note, this Condition was attached following the approval granted under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change 119143/NMC/2018 to planning permission No: 119143/NMC/2018:</i></p> <p>The use hereby approved shall not commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse for (a) the residential accommodation and (b) each commercial unit, has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.</p> <p>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.</p>		Not discharged	<p>Voomoo S73 application 141738/JO/2024 includes details of a scheme for the the storage and disposal of refuse. Revised condition anticipated referring to details submitted on 5 December 2023.</p>
	<p>Informatives</p> <p>Building Regulations 2010</p>			

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	<p>This permission does not grant approval under Building Regulations.</p> <p>Street Naming & Numbering Requirements Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.</p> <p>If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.</p> <p>Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development. You can apply online at the following address: http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2</p> <p>All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement via an off-site highways condition, to be funded by the applicant.</p> <p>Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. 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). 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</p> <p>External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Reason - To safeguard the amenities of the occupiers of nearby properties</p> <p>It is an offence under the Wildlife & Countryside Act 1981, as amended, to introduce or cause to grow wild any plant listed in Schedule 9. Part 2 of the Act. Japanese Knotweed and himalayan balsam are included within this schedule. All Japanese Knotweed waste (the plant itself or material containing its rhizomes) is classed as a controlled/special waste and therefore needs to be disposed of in accordance with the Environmental Protection Act Duty of Care Regulation 1991.</p> <p>No works to trees or shrubs shall occur or construction commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.</p> <p>Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority: Monday - Friday: 7.30am - 6pm and</p>			

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	<p>Saturday: 8.30am - 2pm Sunday / Bank holidays: No work. Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase. Any proposals for out of hours work shall be submitted at least 4 weeks in advance of any such works commencing</p> <p>The applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed and The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).</p>			