MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Pat Bartoli Manchester City Council Town Hall Extension Albert Square Manchester M602LA	Miss Ellie Philcox Euan Kellie Property Solutions Neo 9 Charlotte Street Manchester M1 4ET

Part 1 – Particulars of the application/development

Proposal: City Council Development for the creation of a new Public Park and associated works

Location: Part Of The Former Central Retail Park, Great Ancoats Street, Manchester, M4 6DJ

Date of application: 28 November 2024

Application number: 141625/VO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with other matters. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings

3363-PLA-00-ZZ-DR-L-0001 P10, 3363-PLA-00-ZZ-DR-L-0003 P08, 3363-PLA-00-ZZ-DR-L-1000 P09, 3363-PLA-00-ZZ-DR-L-1001 P09, 3363-PLA-00-ZZ-DR-L-2000 P09, 3363-PLA-00-ZZ-DR-L-3000 P08, 3363-PLA-00-ZZ-DR-L-3001 P04, 3363-PLA-00-ZZ-DR-L-3002 P04, 3363-PLA-00-ZZ-DR-L-4000 P10, 3363-PLA-00-ZZ-DR-L-4001 P11

Supporting information

Landscape Management and Maintenance Strategy prepared by Planit, Public Benefits Statement prepared by Euan Kellie Property Solutions ("EKPS"), Design and Access Statement (including Operational Waste Strategy and Green and Blue Infrastructure Statement) prepared by Planit, Planning Policy Compliance Statement prepared by EKPS, Statement of Consultation prepared by Counter Context, Crime Impact Statement prepared by Greater Manchester Police, Transport Statement prepared by Atkins Realis, Sustainability and Environmental Standards Statement prepared by Atkins Realis and Construction Management Plan (Appendix 3.1 of the Environmental Statement) received by the City Council, as Local Planning Authority, on the 28 November 2024

Environmental Impact Assessment prepared by Atkins Realis comprising:

- Environmental Statement
- Technical Appendices
- Non-Technical Summary

The Environmental Impact Assessment includes the following EIA topics;

- Air Quality
- Biodiversity
- Climate Vulnerability
- Effects on Climate
- Ground Conditions and Contamination
- Historic Environment
- Human Health
- Materials and Waste
- Noise and Vibration
- Townscape and Visual
- Water Resources and Flood Risk
- Wind Microclimate
- Socio-economics

received by the City Council, as Local Planning Authority, on the 28 November 2024

ES Supplemental Note received by the City Council, as Local Planning Authority, on the 13 January 2025

Statutory Biodiversity Metric received by the City Council, as Local Planning Authority, on the 6 January 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No vegetation clearance as part of an Enabling Phase shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the Enabling works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

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

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

5) Prior to the commencement of the development, 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 wall cotoneaster the site within the development. The development shall be carried out in accordance with the approved protocol.

Reason - In order to deal with the invasive non-native species at the application site pursuant to policy EN15 of the Manchester Core Strategy (2012).

6) Prior to the commencement of the development, a detailed construction management plan outlining working practices for the development shall be submitted to and approved in writing by the Local Planning Authority.

The construction management plans shall include:

o Display of an emergency contact number;
o Communication strategy with residents;
o Details of Wheel Washing;
o Dust suppression measures and management plan;
o Compound locations where relevant;
o Location, removal and recycling of waste;
o Routing strategy and swept path analysis;
o Parking of construction vehicles and staff; and
o Sheeting over of construction vehicles.
o Details of the measures which will be taken to ensure the protection of controlled water resources.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the development.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration 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 development.

In this condition a Local Labour 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 Labour Proposal
iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to the development being completed, a detailed report for the development which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

8) Prior to the commencement of the development, the applicant or their agents or their successors in title shall secure the implementation of a programme of archaeological works in accordance with a Project Design which shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- archaeological monitoring and recording;
- archaeological evaluation trenching (in line with an Updated Project Design);
- pending the results of the above, an open-area excavation.

2. A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Proposals for community engagement and dissemination of the results of the archaeological investigations commensurate with their significance, which may include publication in the Greater Manchester's Past Revealed series of booklets.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible

pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

9) Prior to the commencement of the development, a construction environmental management plan (CEMP: biodiversity) shall be submitted for approval in writing by the City Council, as Local Planning Authority in relation to the proximity to the New Islington Marina.

The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices)to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers, location spill kitswarning signs and location of site compounds;
i) A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;
j)Include the steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;
k)details of the environmental pollution incident emergency response;
l) Details of the location of temporary stockpiles and the covering of these;
m)Details of wheel washing facilities and containment measures;
n)include measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal.
o)Details specifying how the waterway corridor and its users would be protected during the works and include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason - In the interest of minimising the impact on the Site of Biological Importance pursuant to policy EN15 of the Manchester Core Strategy (2015).

10) Notwithstanding the Chapter 11 of the Environmental Statement including appendix technical note by AtkinsRealis received by the City Council, as Local Planning Authority, on the 28 November 2024

Prior to the commencement of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to that Enabling Phase.

- An Earthworks Strategy including import criteria to ensure the imported material is suitable for use.
- A materials management plan.

- Updated remediation strategy.

b) When the development commences, the development shall be carried out in accordance with the approved remedial strategy and verification plan.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present , at any time, before the development is occupied, then development on the relevant Phase or phases shall cease and on-site works not recommenced until a report outlining what measures, if any, are required to remediate the relevant land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority . In the event that the identified contamination can be isolated or is contained to a localized area of the site, subject to agreement, works can continue following submission of a plan identifying the area of contamination. Development shall then be carried out in accordance with the approved Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy of relevance.

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 policies DM1 and EN18 of the Core Strategy.

11) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy approved as part of condition 10. A Completion/Verification Report for the development shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development.

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 policies DM1 and EN18 of the Core Strategy.

12) (a) Prior to the commencement of the development, a strategy and programme for the intrusive investigations of the culvert at the site shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved strategy shall be implemented. Following completion of the culvert investigation works, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- A masterplan showing proposed layout and the culvert route as determined from site investigation.
- Pre-construction culvert condition survey and culvert routing survey.
- Details of any culvert remediation if required, and embedded design to protect the culvert and proposed development.
- Details of how the culvert can be accessed and maintained for the lifetime of the development.
- Any works within or adjacent to the culverted watercourse that would affect it would require prior consent from the City Council as Local Planning Authority.

Reason: To prevent the risk to life and property caused by inappropriate development around culverted watercourses pursuant to local policy EN14 of the Manchester Core Strategy.

13) No drainage systems for the infiltration of surface water to the ground where adverse concentration of contamination are known or suspected to be present are permitted for any part of the development without the written approval of the City Council, as Local Planning Authority. Any proposal for infiltration drainage must be supported by an assessment of the potential risks to controlled waters. The relevant phase shall be carried out in accordance with the approved details.

Reason - The previous use of the application site presents a risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system. This could pollute controlled waters pursuant to policies DM1, EN14 and EN18 of the Manchester Core Strategy (2012).

14) (a) The development shall not commence until a scheme for the drainage of surface water from the new development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. Proposed connections must be supported by condition survey to confirm the culvert can support a connection. An email of acceptance of proposed flows and connection point will suffice.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Development must be limited to greenfield runoff up to a 1 in 100-year event, including climate change allowance.
- A finalised drainage layout showing all components, outfalls, levels and connectivity. This must also include the correct planning application boundary outline.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- Where a public sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.
- Where a public sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.
- Where an ordinary watercourse diversion is proposed, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. An email of acceptance will suffice.
- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

- An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.
- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- Construction details of flow control and SuDS elements.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The development shall be carried out in accordance with the agree drainage strategy which shall be implemented prior to the first use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

15) (a) Prior to any above ground works associated with the development, details of the hard and soft landscaping together with public and private realm works relating to that development shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

(i) Details and samples of the proposed hard landscape materials;
(ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
(iii) Details of the proposed tree species and planting within the public and private realm including proposed size, species and planting specification including tree pits and design;
(iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting;
(vi) Details of any external steps and handrails;
(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;
(viii) Details of the siting, scale and appearance of boundary treatments.

(b). The approved details shall then be implemented and be in place prior to the first use of the development hereby approved.

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.

The boundary treatment for a Construction Phase shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that

Order with or without modification) no boundary treatment shall be erected on that Construction Phase, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

16) Prior to the first use of the Construction Phase, a detailed 30 year landscape environmental management plan (LEMP) for that development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas for the development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the relevant phase of development and remain in for the duration of the plan.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17)) Prior to the first use of the Park hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include the following:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition X.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- 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.
- Management and maintenance plan for the culverted ordinary watercourses which shall include confirmation of responsible party.
Post-construction culvert condition survey to confirm culvert integrity.

The approved scheme shall then be implemented in accordance with the details for that Construction Phase and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

18) Prior to the use of the Park hereby approved, full details of a site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of that building and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment and river corridor the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

19) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 21 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

20) The development shall be carried out in accordance with the Crime Impact Statement received by the City Council, as Local Planning Authority, on the 28 November 2024. The development shall only be carried out in accordance with these approved details. Prior to the first use of the development the development the City Council, as Local Planning Authority, must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation for that building.

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.

21) Prior to the first use of the Park, details of the cycle provision shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and made available upon first use of the Park and thereafter retained and maintained in situ.

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

22) Prior to the first use of the Park, details of bird and bat boxes to be provided (including location and specification) in the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

23) Prior to the first use of the development, a signage and wayfinding strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

24) The development hereby approved shall include for full disabled access to be provided to walkways.

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

25) Prior to any above ground works, details of the play equipment to Park shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materially of any equipment. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

26) Prior to any above ground works, final details of accessible routes, elevated decks, feature steps, and seating shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materially of any installations. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of visual amenity and to ensure age friendly and accessible spaces are created pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

27) Prior to the commencement of the development, full details of the existing and proposed levels in that development (including cross sections) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with these details.

Reason - In the interest ensure an accurate record of the changes to the site levels at the application site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

28) Prior to any above ground works, details of the siting, scale and appearance of boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first use of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

29) Prior to the commencement of the development, a Habitat Plan for the off-site biodiversity enhancements shall be submitted to and agreed in writing by the City

Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved off site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

30) The tree removal at the site shall take place using 'soft' felling techniques.

Reason - In the interest of minimising disruption to bats pursuant to policy EN15 of the Manchester Core Strategy (2012).

31) The development shall be carried out in accordance with the waste management strategy received by the City Council, as Local Planning Authority, on the 28 November 2024. The details shall be implemented prior to the first use of the development and thereafter retained and maintained.

Prior to the first use of the development, details of the waste collection arrangements shall be submitted for approval in writing, by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - In the interest of ensuring that appropriate waste management measures are put in place pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

32) Connections to Cotton Field Park to be restricted to 08:00 to 20:00hrs April to October, and 08:00 to 19:00hrs November to March.

Reason - In the interest of amenity pursuit to policy DM1 of the Manchester Core Strategy (2012).

33) Prior to the commencement of the development, a strategy and relevant timescales for the implementation of highways works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where relevant, this shall include the following:

- Footway a widening and resurfacing along the Great Ancoats Street site frontage;
- The uncontrolled pedestrian crossing at Hugh Oldham Way amend to a raised crossing with tactile paving;
- Bus stop relocation.

The approved scheme shall be implemented and shall be in place prior to the first use of the development.

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

34) Prior to any above ground works, details of how the landscaping between the adjacent ownership boundaries shall be teeated, shall be submitted for approval in

writing by the City Council, as Local Planning Authority. This shall include timescales for completing the landscaping for both ownership boundaries including any temporary arrangements and finishes should that be necessary. The approved details shall be implemented as part of the development.

Reason - to ensure there are satisfactory arrangements in place between the adjacent ownership boundaries to complete a compressive landscaping scheme including any short term temporary arrangements pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

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.

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.

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:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

1) 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.

2) 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).

3) The applicant is advised that the application site is located within close proximity to land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b route. As such, the applicant is advised to monitor future Government announcements on this subject."

4) Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link: Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

5) Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

6) It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place

7) Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Date: 20 February 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.