

Manchester City Council
Planning & Regeneration
Town Hall Extension
Manchester
M60 2LA

Ref: 126-004
Via Planning Portal (Ref. PP-13628673)

Date: 19th December 2024

Dear Sir / Madam,

550 Ashton New Road, Manchester

Variation of conditions to planning permission ref. 138987/FO/2024

We have prepared this letter on behalf of the applicant, Manchester City Football Club Limited, to submit a planning application under Section 73 (S73) of the Town & Country Planning Act (1990) for the variation of conditions pursuant to planning permission ref. 138987/FO/2024 at 550 Ashton New Road, Manchester.

The planning application was submitted via the Planning Portal and comprises the following documents:

- Application Form
- This Cover Letter
- Landscape Masterplan (drawing ref. 407-70D)
- Landscape General Arrangement (drawing ref. 407-71D)
- Hardworks (drawing ref. 407-72E)
- Boundary Treatment (drawing ref. 407-73D)
- Detailed Planting Proposals (drawing ref. 407-75D)
- Sections (drawing ref. 407-78D)
- Flood Risk Assessment & Outline Drainage Strategy
- Arboricultural Statement
- MCWFC Training Facility External Materials Sample Schedule_Rev A
- Updated Biodiversity Net Gain Summary
- Works in proximity to Ashton Canal Rev. 2
- Site Sections Plan (drawing ref. 13636-MCW-MaG-ZZ-XX-DR-C-350_P2)

- Site Sections Sheet 3 (drawing ref. 13636-MCW-MaG-ZZ-XX-DR-C-353_P2)

The requisite planning application fee of £293 has also been paid via the Planning Portal.

Background context

The application site relates to the former HSBC building located at 550 Ashton New Road where an application (ref. 138987/FO/2024) for the extension of the former bank to create a new training facility for Manchester City Women's Team was approved on 16 April 2024.

On 13 May 2024, an application (ref. CDN/24/0392) was submitted to discharge all of the pre-commencement conditions. The conditions were formally discharged on 13 August 2024 except for the following two conditions:

- Condition 10 Ground Condition – The ground conditions are required to be remediated in accordance with the approved report in order to discharge the condition in full.
- Condition 13 Materials – All of the information submitted was acceptable with the exception of the bull nose sample fixing detail. Further information is required to formally close out this condition.

Specifically on Condition 13, we are in an ongoing dialogue with Manchester City Council (MCC) planning officers to address the material sample. However, written confirmation to progress with the enabling works was provided by the case officer on 15 August 2024.

Since the approval of the development, the partial demolition of the existing windows of the former HSBC building has begun. A structural beam which was initially thought to need to be retained will now need removing instead. Consequently, a non-material amendment application (ref. 141196/NMC/2024) for new curtain walling system was submitted and approved on 28 October 2024. The approval of the non-material amendment application resulted in four drawing plans secured via Condition 2 to be replaced.

The proposed development

This S73 application seeks planning permission for a number of proposed amendments made to the approved landscaping scheme which has consequential knock on implications for approved drawings and reports as we set out in detail below. The amendments predominantly relate to the softworks, earthworks and hardworks.

Softworks

The coniferous and deciduous tree specifications have been amended. The larger trees are proposed around the boundary of the site to create a more established tree belt, matching the existing site strategy, whilst the smaller trees are located inside the site.

Furthermore, due to the site restrictions, the existing trees previously proposed for retention are now proposed for removal and will be replaced in accordance with policy. In order for the existing trees to be retained, they would need to be transplanted into a temporary nursery during the construction phase. However, it has recently been confirmed that there is insufficient space within the club grounds to create an on-site nursery. Transplanting the existing trees to an off-site nursery was considered, but the costs to do so rendered the option unviable.

The wildflower areas / ornamental planting have been reduced due to maintenance requirements. The type of wildflower mixes will also be amended to Emorsgate EM2 & EM3 General purpose mixes containing wildflower and grass seed. This is to ensure that there will still be ground cover when the wildflowers are dormant.

Earthworks

The bund on Ashton New Road will be removed and the bunds currently in front of the former HSBC building will be merged into a singular bund. The bund to the rear of the new training facility will also be re-profiled.

These proposed amendments to the earthworks have arisen because additional soil testing revealed that the contaminated soils are safe to be used elsewhere on-site and the need to transport them off-site is no longer required. As such, designed areas within the club grounds have been identified for the soils to be stockpiled. The original ground levels will be maintained, and the previously approved woodland tree belt remains unaffected.

Hardworks

Turning to hardworks, the running track previously proposed has been removed and the ramp, previously located to the rear of the new training facility, will be relocated closer to the access road. The relocation of the ramp will result in the loss of two existing trees which will be replaced in accordance with policy.

The relocation of the ramp from the new training facility down to the pitches was proposed as a result of an internal design review with the ground maintenance team.

Due to the gradient of the slope, the ramp currently approved comprises a series of ramps, forming a 'zigzag' path.

The new ramp is proposed to be relocated by the new access gate. Although the new location results in the loss of two existing trees, the relocated ramp offers a simpler and more direct solution that will improve operational efficiency for the maintenance team who will be primary users of the ramp. This is also a better option for people with mobility issues as the new access will be easier and safer to manoeuvre.

Other hardworks amendments include substituting the existing ethylene propylene diene terpolymer (EPDM) surfacing for tarmac and artificial grass as well as widening the width of the path to the rear of the new training facility from 2.5m to 4.5m.

Full details of the proposed amendments can be found in the submitted drawings.

As a result of the proposed landscape amendments, 14 conditions pursuant to planning permission ref. 138987/FO/2024 are affected. Therefore, these conditions will need to be varied and updated accordingly. The proposed variations have also taken account of the subsequent planning applications to discharge conditions and the non-material amendment previously submitted.

The table in **Appendix 1** provides a short summary of the 14 affected conditions attached to planning permission ref. 138987/FO/2024 and outlines the variation proposed, with reasons for the changes identified.

Relevant Planning Policy

The Development Plan for Manchester City Council comprises:

- Places for Everyone (2024)
- Manchester City Council Core Strategy (2012)
- Extant Unitary Development Policies (1995)

The National Planning Policy Framework (NPPF)(2024) and relevant supplementary planning documents are material considerations that carry significant weight.

Policy JP-G2 (green infrastructure network) states that development '*within and around the Green Infrastructure Network should be consistent with delivering major green infrastructure improvements within them and should contribute to improvements.... Where practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network. Where new or improved green infrastructure is*

delivered as part of a development, the developer should make appropriate provision for its long-term management and maintenance.'

Policy JP-G6 (urban green space) states that existing urban green space should be protected and enhanced. Developments should also be designed to *'support the positive use of nearby green spaces such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.'*

Policy JP-G7 (trees and woodland) requires development that would result in the loss of existing trees to provide a replacement of two new trees for each tree lost, *'or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision.'*

Policy JP-G8 (a net enhancement of biodiversity and geodiversity) expects developments to adhere to the biodiversity mitigation hierarchy, achieve a 10% biodiversity net gain ['BNG'] and make appropriate provision for long-term management of habitats and geological features.

Policy JP-P1 (sustainable places) aims to deliver health and sustainable places by setting out 17 key attributes that all developments should adhere to. The design of developments should respect and respond positively to the context and character of the locality whilst ensuring social inclusivity. Developments will need to be resource-efficient, durable, adaptable and resilient to climate change. The proposals will also need to incorporate high quality public realm and well managed green infrastructure whilst ensuring comfortable indoor and outdoor environments.

Policy EN9 (green infrastructure) expects existing green infrastructure to be maintained. However, developers are encouraged to enhance their quality and quantity and create and improve linkages to and between areas of green infrastructure where possible. Any loss of green infrastructure should be mitigated.

Policy EN15 (biodiversity and geological conservation) expects developments to enhance, restore or create new biodiversity. *'Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.'*

Planning justification

The application proposes to vary a number of conditions pursuant to planning permission ref. 138987/FO/2024 that was approved on 16 April 2024 due to a series of proposed amendments to the landscaping scheme.

To support the application, an updated Arboricultural Statement has been produced by Cheshire Woodlands which assesses the impacts of the proposed landscape amendments.

The report recorded nine tree groups and eight hedgerows on the application site, of which almost seven groups of trees and four hedgerows will require removal to facilitate the development. The report states that this will result in the loss of young, recently planted trees. With appropriate establishment and maintenance, the report confirms that the proposed replacement planting has the potential to mitigate the loss of trees. The report also confirms that the trees lost will be compensated for with new replacement planting in accordance with Policy JP-G7 of the Development Plan.

The updated Landscape Masterplan and Landscape General Arrangement Plan, prepared by Saville Landscape Design, have ensured that habitats and biodiversity are protected as much as possible. The new landscaping scheme has sought to maintain and match the existing site-wide landscaping strategy adopted by the club to ensure consistency. This in turn would ensure that the existing green infrastructure network is maintained and protected, complying with Policies JP-G2, JP-G6 and EN9 of the Development Plan.

An Updated Biodiversity Net Gain Summary, prepared by Kingdom Ecology, also accompanies the application. The report confirms that the proposed amendments would *'largely affect modified habitats of recent origin comprising principally of modified grassland, hardstanding plus recently planted trees, conifer plantation and ornamental hedges. The majority of the habitats present were created in the mid-2010s as part of construction of the wider Etihad campus. The affected habitats are not considered to be any significant biodiversity value, as they are of recent, artificial origin and can be easily recreated.'*

To ensure that opportunities to enhance the ecological value of the site are fully utilised, the report has set out a number of recommendations which includes incorporating bat and bird boxes, plants for pollinators and birds as well as creating a new area of wildflower grassland.

Based on the proposed amended landscaping scheme, the level of biodiversity net gain was recalculated using the statutory Biodiversity Metric. The report confirms that the proposed development will achieve a net gain of 2.32 habitat units and 0.22

hedgerow units. This equates to a biodiversity net gain of 79% and 28% respectively. On this basis, the proposal complies with Policies JP-G8 and EN15 of the Development Plan.

The amendments are required due to a combination of site restrictions and budget constraints as a result of rising costs. All of the individual amendments proposed are 'non-material' in nature and do not detract from the overall landscaping design previously approved. The relocation of the ramp offers a simpler and more direct option which is easier to manoeuvre, thereby resulting in a safer environment for users, particularly people with mobility issues. On this basis, the proposed development is in accordance with Policy JP-P1 of the Development Plan.

Conclusion

The proposed S73 application to vary a number of conditions pursuant to planning permission ref. 138987/FO/2024 is required as a result of amendments to the approved landscaping scheme. The changes do not detract from the scheme previously approved, and there are also no material considerations that weigh against the proposal. Consequently, in accordance with Paragraph 11 of the NPPF, we would be grateful if the application could be approved without delay.

We trust that the above information is sufficient to validate and consider the application, and we would be happy to provide any further information or answer any queries at your earliest convenience.

Yours faithfully,

Samantha Lee
Senior Planner

cc: City Football Group (MIDCO) Limited
enc: Appendix 1
As above

Appendix 1

Condition	Existing Condition	Proposed Condition	Reason
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings 22-053-1111 REV A, 22-053-1112 REV A, 22-053-1135 REV A, 22-053-1150 REV A, 22-053-BSA-1110 REV A, 4 and 230565-SVM-ZZ-ZZ-DR-E-2202 REV P01 received by the City Council, as Local Planning Authority, on the 11 January 2024. 407-07 received by the City Council, as Local Planning Authority, on the 2 April 2024. 22-053-1102 REV B, 22-053-1130 REV B, 22-053-1131 REV B, 22-053-1132 REV B received by the City Council, as Local Planning Authority, on the 9 October 2024. Supporting information Design and Access statement, Air Quality assessment, Coal Mining Risk Assessment, Crime Impact Statement, Planning Statement, Noise Impact Assessment, Arboricultural Assessment, tree survey schedule, Tree Constraints	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings 22-053-1111 REV A, 22-053-1112 REV A, 22-053-1135 REV A, 22-053-1150 REV A, 22-053-BSA-1110 REV A, 4 and 230565-SVM-ZZ-ZZ-DR-E-2202 REV P01 received by the City Council, as Local Planning Authority, on the 11 January 2024. 22-053-1102 REV B, 22-053-1130 REV B, 22-053-1131 REV B, 22-053-1132 REV B received by the City Council, as Local Planning Authority, on the 9 October 2024. 13636-MCW-MaG-ZZ-XX-DR-C-351_P1 and 13636-MCW-MaG-ZZ-XX-DR-C-352_P1 received by the City Council, as Local Planning Authority, on the 13 May 2024 407-70D, 407-71D, 407-72E, 407-73D, 407-75D, 407-78D, MCW-MaG-ZZ-XX-DR-C-200 Rev C3 and MCW-MaG-ZZ-XX-DR-C-211 Rev C2 received by the City	To ensure the condition references the relevant plans and documents submitted and updated through this S73 application.

Plan, Ecology and Biodiversity Net Gain report, Ground Investigations Report (ref. CCG-C-23-13703), Demolition Soil and Waste Management Plan, Waste Management strategy, Bin Store Plan and Transport Statement received by the City Council, as Local Planning Authority, on the 11 January 2024.

Energy Statement (ref. 230565-SVM-ZZ-ZZ-RP-Z-3100 P02) received by the City Council, as Local Planning Authority, on the 19 March 2024.

Response to CRT letter received by the City Council, as Local Planning Authority, on the 2 April 2024.

Flood Risk Assessment and Drainage report, Below Ground Drainage Strategy (ref. MCW-MAG-ZZ-XX-DR-C-200 REV P3 received by the City Council, as Local Planning Authority, on the 25 March 2024.

Council, as Local Planning Authority, on the 19th of December 2024.

Supporting information

Design and Access statement, Air Quality assessment, Coal Mining Risk Assessment, Crime Impact Statement, Planning Statement, Noise Impact Assessment, Ground Investigations Report (ref. CCG-C-23-13703), Demolition Soil and Waste Management Plan, Waste Management strategy, Bin Store Plan and Transport Statement received by the City Council, as Local Planning Authority, on the 11 January 2024.

Energy Statement (ref. 230565-SVM-ZZ-ZZ-RP-Z-3100 P02) received by the City Council, as Local Planning Authority, on the 19 March 2024.

Response to CRT letter received by the City Council, as Local Planning Authority, on the 2 April 2024.

Local Labour Statement, Method/Risk Assessment for mitigation of Ground Contamination report by Van Elle Ltd dated March 2015 received by the City Council, as Local Planning Authority, on the 13 May 2024.

Construction Environmental Management Plan received by the City Council, as Local Planning Authority, on the 20 May 2024.

IGE Consulting Ltd Remediation Strategy Report (Ref. 4154-01 A) dated May 2024 received by the City Council, as Local Planning Authority, on the 20 June 2024.

Drainage response received by the City Council, as Local Planning Authority, on the 24 June 2024.

Cadent correspondence received by the City Council, as Local Planning Authority, on the 19 July 2024.

Flood Risk Assessment and Outline Drainage Strategy (ref. MCW-MaG-ZZ-XX-RP-C-001 Rev 6), Updated Biodiversity Net Gain Summary, Arboricultural Statement, Tree Protection Plan, Works in proximity to Ashton Canal Rev. 2 received by the City Council, as Local Planning Authority, on the 19th of December 2024.

3

Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices and

The development shall be carried out in accordance with the Construction Environmental Management Plan

Condition 3 was formally discharged on 13 August 2024

highway management shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Consultation with local residents/businesses;
- Noise and vibration monitoring;
- Hoarding location and design;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles; and
- Loading and unloading of plant and materials.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by

received by the City Council, as Local Planning Authority, on the 20 May 2024.

through application ref. CDN/24/0392.

To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to ensure that the development is undertaken in accordance with the approved report.

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 plan.

4	(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 construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local 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	The development shall be carried out in accordance with the Local Labour Statement received by the City Council, as Local Planning Authority, on the 13 May 2024.	Condition 4 was formally discharged on 13 August 2024 through application ref. CDN/24/0392. To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to ensure that the development is undertaken in accordance with the approved information.
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Proposal in achieving the objective of recruiting and supporting local labour objectives

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

5	Notwithstanding the Flood Risk Assessment and Drainage report, Below Ground Drainage Strategy (ref. MCW-MAG-ZZ-XX-DR-C-200 REV P3 received by the City Council, as Local Planning Authority, on the 25 March 2024, (a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: • A finalised drainage layout showing all components, levels and connectivity (including to final outfall). Components must demonstrate appropriate easements for all onsite constraints.	The development shall be carried out in accordance with the Drainage response received by the City Council, as Local Planning Authority, on the 24 June 2024, the Cadent correspondence received by the City Council, as Local Planning Authority, on the 19 July 2024, Flood Risk Assessment and Outline Drainage Strategy (ref. MCW-MaG-ZZ-XX-RP-C-001 Rev 6), and drawing plans MCW-MaG-ZZ-XX-DR-C-200 Rev C3 and MCW-MaG-ZZ-XX-DR-C-211 Rev C2 received by the City Council, as Local Planning Authority, on the 19th of December 2024. The drainage scheme shall thereafter be retained and maintained.	Condition 5 was formally discharged on 13 August 2024 through application ref. CDN/24/0392. To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to ensure that the development is undertaken in accordance with the approved information. However, the
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- Where drainage is proposed to encroach gas utility easements, evidence of agreement in principle from the gas regulator is required. An email evidencing acceptance of proposed layout will suffice.
- Where use of existing private drainage is proposed, survey evidence that it is fit to serve the proposal.
- Maximised integration of green SuDS components if practicable.
- Progression through the drainage hierarchy must be supported by evidence of CRT consultation.
- A 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 with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area. 5 l/s can be used as a minimum attainable rate.
- An existing and proposed impermeable areas drawing to

approved report and plans have been updated to ensure consistency.

accompany all discharge rate calculations.

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building.
 - Hydraulic calculation of the proposed drainage system.
 - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
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- A proposal which is demonstrated to not compromise the existing onsite car park drainage scheme, including details of how the car park will be drained.
- Construction details of flow control and SuDS elements.

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

7

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown on Arboricultural Assessment, tree survey schedule and Tree Constraints Plan received by the City Council, as Local Planning Authority, on the 11 January 2024, and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning

In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown on Arboricultural Statement received by the City Council, as Local Planning Authority, on the 19th of December 2024, and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

To ensure the condition is consistent by referencing the relevant documents updated through this S73 application.

authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

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

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

accordance with British Standard 5387 (Trees in relation to construction).

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

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

9	Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.	The development shall be implemented in accordance with the Method/Risk Assessment for mitigation of Ground Contamination report by Van Elle Ltd dated March 2015 received by the City Council, as Local Planning Authority, on the 13 May 2024 during the construction of the development.	Condition 9 was formally discharged on 13 August 2024 through application ref. CDN/24/0392. To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to ensure that the development is undertaken in accordance with the approved report.
10	Notwithstanding the Phase I-II Geo Environmental Report, Prepared by CC Geotechnical Ltd., Date: July 2023, Ref: CCG-C-23-13707, received by the City Council, as Local Planning Authority, on the 11 January 2024: Before the development hereby approved commences, the following information should be provided: • Remediation Strategy	The development shall be carried out in accordance with the IGE Consulting Ltd Remediation Strategy Report (Ref. 4154-01 A) dated May 2024 received by the City Council, as Local Planning Authority, on the 20 June 2024. The approved remediation measures must be carried out in accordance with the approved strategy. A verification report will be submitted in accordance with Condition 12.	Condition 10 was partially discharged on 13 August 2024 through application ref. CDN/24/0392. To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to

- The results of the site investigation and the detailed risk assessment referred to in the submitted documents and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

ensure that the development is undertaken in accordance with the approved report.

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the 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.

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.

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.

13	Prior to the commencement of development, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along	The development shall be implemented in accordance with the • MCWFC Training Facility External Materials Sample Schedule_Rev A received by the City Council, as Local Planning Authority, on the 19 th of December 2024.	Condition 13 was partially discharged on 13 August 2024 through application ref. CDN/24/0392. To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to
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with reveals, jointing and fixing details, details of the drips to be used to prevent staining, soffits, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

ensure that the development is undertaken in accordance with the approved materials.

24

The boundary treatment shall be carried out in accordance with drawing 407 07 received by the City Council, as Local Planning Authority, on the 2 April 2024.

The approved scheme shall then be implemented and be in place prior to the first use of the development. The boundary treatment shall be retained and maintained in situ thereafter. 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.

The boundary treatment shall be carried out in accordance with drawing 407-73D received by the City Council, as Local Planning Authority, on the 19th of December 2024.

The approved scheme shall then be implemented and be in place prior to the first use of the development. The boundary treatment shall be retained and maintained in situ thereafter. 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.

To ensure the condition is consistent by referencing the relevant plan updated through this S73 application.

33

Notwithstanding drawing 407-07 received by the City Council, as Local

The development shall be carried out in accordance with Drawing 407-79C

Condition 33 was formally discharged

Planning Authority, on the 2 April 2024, prior to any above ground works, final details of the siting, scale and appearance of the screen to the plant area shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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

The boundary treatment hereby approved by this condition shall be retained and maintained in situ thereafter. 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.

received by the City Council, as Local Planning Authority, on the 19th of December 2024.

The screening to the canal shall thereafter be retained and maintained.

on 13 August 2024 through application ref. CDN/24/0392.

To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to ensure that the development is undertaken in accordance with the approved plan. However, the approved plan has been updated to ensure consistency.

35

(a) The development hereby approved shall be carried out in accordance with the Ecology and Biodiversity Net Gain report received by the City Council, as Local Planning Authority, on the 11 January 2024.

(a) The development hereby approved shall be carried out in accordance with the Updated Biodiversity Net Gain Summary received by the City Council, as Local Planning Authority, on the 19th of December 2024.

To ensure the condition is consistent by referencing the relevant report updated through this S73 application.

(b) Prior to the first use of the development agreed within part (a) of this condition, a verification report for that development will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition.

(c) In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Biodiversity Net Gain Assessment. A verification report and measures shall be agreed until such a time as each phase of development comply with parts (a), (b) and (c) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ. 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

(b) Prior to the first use of the development agreed within part (a) of this condition, a verification report for that development will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition.

(c) In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Biodiversity Net Gain Assessment. A verification report and measures shall be agreed until such a time as each phase of development comply with parts (a), (b) and (c) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ. 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.

or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

37

Prior to any development taking place within 20 metres of the Ashton Canal, a scheme for the works close to the canal infrastructure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Cross sections showing the foundation details of the proposed extension, including written dimensions and relative levels to the canal; the cross sections shall also include details of the external plant/air conditioning units and chemical store and associated foundations and proximity to the canal.
- Cross sections of the existing and proposed bund to be created / extended on the boundary of the canal, including written dimensions and relative levels and clearly showing the proximity to the canal and towpath.

The development shall be carried out in accordance with Drawings 13636-MCW-MaG-ZZ-XX-DR-C-351_P1, 13636-MCW-MaG-ZZ-XX-DR-C-352_P1, received by the City Council, as Local Planning Authority, on the 13 May 2024, 13636-MCW-MaG-ZZ-XX-DR-C-350_P2, 13636-MCW-MaG-ZZ-XX-DR-C-353_P2, and the Management of Works Adjacent to the Ashton Canal v2 received by the City Council, as Local Planning Authority, on the 19th of December 2024. The approved scheme shall thereafter be retained and maintained.

Condition 35 was formally discharged on 13 August 2024 through application ref. CDN/24/0392.

To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to ensure that the development is undertaken in accordance with the approved plans and report. However, the relevant documents are updated to ensure consistency.

- Outline the means of construction of the foundations of the extensions, including proposed earth moving and excavation works required and set out how the canal infrastructure would be protected during the works (including details of any proposed temporary protective fencing or buffer zone to be erected) and in terms of vibration monitoring to safeguard the waterway infrastructure during construction.

The approved scheme shall be implemented as part of the development.

38	The development shall not commence until a detailed Construction Environment Management Plan (CEMP) has been submitted for approval in writing by the Local Planning Authority, which should include; • A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development; • Include the steps to be taken to prevent the discharge of silt-laden	The development shall be carried out in accordance with the Construction Environmental Management Plan received by the City Council, as Local Planning Authority, on the 20 May 2024.	Condition 38 was formally discharged on 13 August 2024 through application ref. CDN/24/0392. To avoid any unnecessary requirement for the resubmission of information to discharge the condition and to ensure that the
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run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;

- Details of the environmental pollution incident emergency response;
- Include measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal;
- 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 development shall be carried out in accordance with the approved construction environmental plan.

development is undertaken in accordance with the approved report.

40

The car parking layout shall be carried out in accordance with drawing 407-07 received by the City Council, as Local Planning Authority, on the 2 April 2024. The car park shall be surfaced,

The car parking layout shall be carried out in accordance with drawing 407-70D received by the City Council, as Local Planning Authority, on the 19th of December 2024. The car park shall be

To ensure the condition is consistent by referencing the relevant plan updated

demarcated and laid out prior to the first use of the development and thereafter retained and maintained.

surfaced, demarcated and laid out prior to the first use of the development and thereafter retained and maintained.

through this S73 application.
