

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Williams Motor Co (Holdings) & Alliance
UBS Ltd
C/o Agent

Agent (if used)

Mr Neil Lucas
AshtonHale
Via Email

Part 1 – Particulars of the application/development

Proposal: Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e))), and the provision of new public realm, two new public squares, new access and parking, and associated works

Location: Land Between Upper Brook Street, Kincardine Road And Grosvenor Street, Manchester

Date of application: 4 August 2023

Application number: 137401/FO/2023

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

Demolition - Site Plan UBS-HBA-SW-XX-DR-A-08-0050 Hawkins Brown
Demolition - North Elevation UBS-HBA-SW-XX-DR-A-08-0051 Hawkins Brown
Demolition- East Elevation UBS-HBA-SW-XX-DR-A-08-0052 Hawkins Brown
Demolition - South Elevation UBS-HBA-SW-XX-DR-A-08-0053 Hawkins Brown
Demolition - West Elevation UBS-HBA-SW-XX-DR-A-08-0054 Hawkins Brown
Proposed B1 - Basement Plan UBS-HBA-B1-1-DR-A-08-0099 Hawkins Brown
Proposed B1 - Ground Floor Plan UBS-HBA-B1-00-DR-A-08-0100 Hawkins Brown
Proposed B1 - First Floor Plan UBS-HBA-B1-01-DR-A-08-0101 Hawkins Brown
Proposed B1 - Second Floor Plan UBS-HBA-B1-02-DR-A-08-0102 Hawkins Brown
Proposed B1 - Third Floor Plan UBS-HBA-B1-03-DR-A-08-0103 Hawkins Brown
Proposed B1 - Fourth Floor Plan UBS-HBA-B1-04-DR-A-08-0104 Hawkins Brown
Proposed B1 - Fifth Floor Plan UBS-HBA-B1-05-DR-A-08-0105 Hawkins Brown
Proposed B1 - Sixth Floor Plan UBS-HBA-B1-06-DR-A-08-0106 Hawkins Brown
Proposed B1 - Seventh Floor Plan UBS-HBA-B1-07-DR-A-08-0107 Hawkins Brown
Proposed B1 - Eighth Floor Plan UBS-HBA-B1-08-DR-A-08-0108 Hawkins Brown
Proposed B1 - Ninth Floor Plan UBS -HBA -B1 -09 -DR - A -08 -0109 Hawkins Brown
Proposed B1 - Plant Level Plan UBS -HBA -B1 -10 -DR - A -08 -0110 Hawkins Brown
Proposed B1 - Roof Plan UBS -HBA -B1 -12 -DR - A -08 -0111 Hawkins Brown
Proposed B1 - Mezzanine Floor Plan UBS -HBA -B1 -00 -DR - A -08 -0112 Hawkins Brown
Proposed B3 - Ground Floor Plan UBS -HBA -B3 -00 -DR - A -08 -0140 Hawkins Brown
Proposed B3 - First Floor Plan UBS -HBA -B3 -01 -DR - A -08 -0141 Hawkins Brown
Proposed B3 - Second Floor Plan UBS -HBA -B3 -02 -DR - A -08 -0142 Hawkins Brown
Proposed B3 - Third Floor Plan UBS -HBA -B3 -03 -DR - A -08 -0143 Hawkins Brown
Proposed B3 - Fourth Floor Plan UBS -HBA -B3 -04 -DR - A -08 -0144 Hawkins Brown
Proposed B3 - Fifth Floor Plan UBS -HBA -B3 -05 -DR - A -08 -0145 Hawkins Brown
Proposed B3 - Plant Level Plan UBS -HBA -B3 -06 -DR - A -08 -0146 Hawkins Brown
Proposed B3 - Roof Plan UBS-HBA-B3-08-DR-A-08-0147 Hawkins Brown Proposed B3
- Mezzanine Floor Plan UBS-HBA-B3-00-DR-A-08-0148 Hawkins Brown
Proposed B1 - North Elevation UBS-HBA-B1-XX-DR-A-08-0210 Hawkins Brown
Proposed B1 - East Elevation UBS-HBA-B1-XX-DR-A-08-0211 Hawkins Brown
Proposed B1 - South Elevation UBS-HBA-B1-XX-DR-A-08-0212 Hawkins Brown
Proposed B1 - West Elevation UBS-HBA-B1-XX-DR-A-08-0213 Hawkins Brown
Proposed B2 - South Elevation UBS-HBA-B2-XX-DR-A-08-0222 Hawkins Brown
Proposed B2 - West Elevation UBS-HBA-B2-XX-DR-A-08-0223 Hawkins Brown
Proposed B3 - North Elevation UBS-HBA-B3-XX-DR-A-08-0230 Hawkins Brown
Proposed B3 - East Elevation UBS-HBA-B3-XX-DR-A-08-0231 Hawkins Brown
Proposed B3 - South Elevation UBS-HBA-B3-XX-DR-A-08-0232 Hawkins Brown
Proposed B3 - West Elevation UBS-HBA-B3-XX-DR-A-08-0233 Hawkins Brown
Proposed Plans - Science and Innovation Buildings - Sections Proposed B1 - Section
AA UBS-HBA-B1-ZZ-DR-A-08-0300 Hawkins Brown
Proposed B1 - Section BB UBS-HBA-B1-ZZ-DR-A-08-0301 Hawkins Brown Proposed
B2 - Section AA UBS-HBA-B2-ZZ-DR-A-08-0320 Hawkins Brown Proposed B2 -
Section BB UBS-HBA-B2-ZZ-DR-A-08-0321 Hawkins Brown Proposed B3 - Section AA
UBS-HBA-B3-ZZ-DR-A-08-0340 Hawkins Brown Proposed B3 - Section BB UBS-HBA-

B1-ZZ-DR-A-08-0341 Hawkins Brown Proposed Plans - Science and Innovation Buildings - Bay Studies
Proposed B1 - Bay Study -Ground Floor UBS-HBA-B1-XX-DR-A-08-0411 Hawkins Brown
Proposed B1 - Bay Study - Upper Floors UBS-HBA-B1-XX-DR-A-08-0412 Hawkins Brown
Proposed B1 - Bay Study - Plant Screen UBS-HBA-B1-XX-DR-A-08-0413 Hawkins Brown
Proposed B2 - Bay Study -Ground Floor UBS-HBA-B2-XX-DR-A-08-0421 Hawkins Brown
Proposed B2 - Bay Study - Upper Floors UBS-HBA-B2-XX-DR-A-08-0422 Hawkins Brown
Proposed B2 - Bay Study - Plant Screen UBS-HBA-B2-XX-DR-A-08-0423 Hawkins Brown
Proposed B3 - Bay Study -Ground Floor UBS-HBA-B3-XX-DR-A-08- 0431 Hawkins Brown
Proposed B3 - Bay Study - Upper Floors UBS-HBA-B3-XX-DR-A-08-0432 Hawkins Brown
Proposed B3 - Bay Study - Plant Screen UBS-HBA-B3-XX-DR-A-08-0433 Hawkins Brown

All received by the City Council, as Local Planning Authority, on the 26 June 2023

Proposed B2 - Basement Plan UBS -HBA -B2 - 1 -DR - A -08 -0119 Rev P2 Hawkins Brown
Proposed B2 - Ground Floor Plan UBS -HBA -B2 -00 -DR - A -08 -0120 Rev P2 Hawkins Brown
Proposed B2 - First Floor Plan UBS -HBA -B2 -01 -DR - A -08 -0121 Rev P2 Hawkins Brown
Proposed B2 - Second Floor Plan UBS -HBA -B2 -02 -DR - A -08 -0122 Rev P2 Hawkins Brown
Proposed B2 - Third Floor Plan UBS -HBA -B2 -03 -DR - A -08 -0123 Rev P2 Hawkins Brown
Proposed B2 - Fourth Floor Plan UBS -HBA -B2 -04 -DR - A -08 -0124 Rev P2 Hawkins Brown
Proposed B2 - Fifth Floor Plan UBS -HBA -B2 -05 -DR - A -08 - 0125 Rev P2 Hawkins Brown
Proposed B2 - Sixth Floor Plan UBS -HBA -B2 -06 -DR - A -08 -0126 Rev P2 Hawkins Brown
Proposed B2 - Seventh Floor Plan UBS -HBA -B2 -07 -DR - A -08 - 0127 Rev P2 Hawkins Brown
Proposed B2 - Plant Level Plan UBS -HBA -B2 -08 -DR - A -08 -0128 Rev P2 Hawkins Brown
Proposed B2 - Roof Plan UBS -HBA -B2 -10 -DR - A -08 -0129 Rev P2 Hawkins Brown
Proposed B2 - Mezzanine Floor Plan UBS -HBA -B2 -00 -DR - A -08 -0130 Rev P2 Hawkins Brown
Proposed B2 - North Elevation UBS-HBA-B2-XX-DR-A-08-0220 Rev P2 Hawkins Brown
Proposed B2 - East Elevation UBS-HBA-B2-XX-DR-A-08-0221 Rev P2 Hawkins Brown
Proposed Illustrative Masterplan -Site Location Plan UBS-HBA-SW-00-DR-A-08-1000 Rev P2 Hawkins Brown
Proposed Illustrative Masterplan - Site Plan UBS-HBA-SW-00-DR-A-08-1005 Rev P2 Hawkins Brown
Proposed Illustrative Masterplan - Phasing Plan UBS-HBA-SW-00-DR-A-08-1005 Rev P2 Hawkins Brown

Proposed Illustrative Masterplan - Ground Floor Plan UBS-HBA-SW-00-DR-A-08-1100
Rev P2 Hawkins Brown

Proposed Illustrative Masterplan - Typical Floor Plan UBS-HBA-SW-03-DR-A-08-1101
Rev P2 Hawkins Brown

Proposed Illustrative Masterplan - Roof Plan UBS-HBA-SW-XX-DR-A-08-1102 Rev P2
Hawkins Brown

Proposed Illustrative Masterplan - North Elevation UBS-HBA-SW-XX-DR-A-08-1200
Rev P2 Hawkins Brown

Proposed Illustrative Masterplan - East Elevation UBS-HBA-SW-XX-DR-A-08-1201 Rev
P2 Hawkins Brown

Proposed Illustrative Masterplan - South Elevation UBS-HBA-SW-XX-DR-A-08-1202
Rev P2 Hawkins Brown

Proposed Illustrative Masterplan - West Elevation UBS-HBA-SW-XX-DR-A-08-1203
Rev P2 Hawkins Brown

Proposed Illustrative Masterplan - Section AA UBS-HBA-SW-ZZ-DR-A-08-1300 Rev P2
Hawkins Brown

Masterplan PBSA - Site Plan - Ground Floor 10450-SHP-Z0-A-B5D8-G100-PL-00-001
P02 SimpsonHaugh

Masterplan PBSA - Site Plan - Typical Floor 10450-SHP-Z0-A-B5D8-G100-PL-TY-001
P02 SimpsonHaugh

Masterplan PBSA - Site Plan - Roof 10450-SHP-Z0-A-B5D8-G100-PL-RF-001 P02
SimpsonHaugh

A1/ A2 - General Arrangement - Basement 10450-SHP-ZZ-A-B5D8-G200-PL-B1-001
P02 SimpsonHaugh

A1/ A2 - General Arrangement - Ground Floor 10450-SHP-ZZ-A-B5D8-G200-PL-00-001
P02 SimpsonHaugh

A1/ A2 - General Arrangement - Mezzanine 10450-SHP-ZZ-A-B5D8-G200-PL-M0-001
P01 SimpsonHaugh

A1/ A2 - General Arrangement - Typical Levels 01-13 (02 shown) 10450-SHP-ZZ-A-
B5D8-G200-PL-TY-001 P02 SimpsonHaugh

A1/ A2 - General Arrangement - Level 14 10450-SHP-ZZ-A-B5D8-G200-PL-14-001 P02
SimpsonHaugh

A1/ A2 - General Arrangement - Typical Levels 15-18 (15 shown) 10450-SHP-ZZ-A-
B5D8-G200-PL-TY-002 P02 SimpsonHaugh

A1/ A2 - General Arrangement - Typical Levels 19-22 (19 shown) 10450-SHP-ZZ-A-
B5D8-G200-PL-TY-003 P02 SimpsonHaugh

A1/ A2 - General Arrangement - Typical Levels 23-24 (23 shown) 10450-SHP-ZZ-A-
B5D8-G200-PL-TY-004 P02 SimpsonHaugh

A1/ A2 - General Arrangement - Level 25 10450-SHP-ZZ-A-B5D8-G200-PL-25-001 P01
SimpsonHaugh

A1/ A2 - General Arrangement - Level 26 10450-SHP-ZZ-A-B5D8-G200-PL-26-001 P02
SimpsonHaugh

A1/ A2 - General Arrangement - Level 27 10450-SHP-ZZ-A-B5D8-G200-PL-27-001 P02
SimpsonHaugh

A1/ A2 - General Arrangement - Level 28 10450-SHP-ZZ-A-B5D8-G200-PL-28-001 P02
SimpsonHaugh

A1/ A2 - General Arrangement - Level 29 10450-SHP-ZZ-A-B5D8-G200-PL-29-001 P01
SimpsonHaugh

A1/ A2 - General Arrangement - Roof 10450-SHP-ZZ-A-B5D8-G200-PL-RF-001 P02
SimpsonHaugh

A3 - General Arrangement - Ground Floor 10450-SHP-A3-A-B5D8-G200-PL-00-001
P02 SimpsonHaugh

A3 - General Arrangement - Level 01 10450-SHP-A3-A-B5D8-G200-PL-01-001 P02
SimpsonHaugh

A3 - General Arrangement - Typical Levels 02-11 10450-SHP-A3-A-B5D8-G200-PL-TY-001 P02 SimpsonHaugh
 A3 -General Arrangement Roof Level 10450-SHP-A3-A-B5D8-G200-PL-RF-001 P02 SimpsonHaugh
 General Arrangement - Site Section AA 10450-SHP-Z0-A-B5D8-G200-SE-AA-001 P02 SimpsonHaugh
 General Arrangement - Site Section BB, CC, and DD 10450-SHP-Z0-A-B5D8-G200-SE-XX-001 P02 SimpsonHaugh
 General Arrangement - Elevation Kincardine Road 10450-SHP-ZZ-A-B5D8-G200-EL-EE-001 SimpsonHaugh
 General Arrangement - Elevation Upper Brook Street 10450-SHP-ZZ-A-B5D8-G200-EL-EW-001 SimpsonHaugh
 General Arrangement - Elevation Grosvenor Road and South Elevation 10450-SHP-ZZ-A-B5D8-G200-EL-XX-001 SimpsonHaugh
 General Arrangement - Elevation A3 North and South Elevation 10450-SHP-A3-A-B5D8-G200-EL-XX-001 SimpsonHaugh
 A1/A2 - Façade Detail - Typical 10450 -SHP -ZZ - A -B5D8 -G251 -DE -XX -001 P01 SimpsonHaugh
 A1/A2 - Façade Detail - Gable Typical 10450 -SHP -ZZ - A -B5D8 -G251 -DE -XX -002 P02 SimpsonHaugh
 A1/A2 - Façade Detail - Ground Floor 10450 -SHP -ZZ - A -B5D8 -G251 -DE -XX -003 P02 SimpsonHaugh
 A1/A2 - Façade Detail - Main Entrance 10450 -SHP -ZZ - A -B5D8 -G251 -DE -XX -004 P02 SimpsonHaugh
 A1/A2 - Façade Detail - A1 Parapet 10450 -SHP -ZZ - A -B5D8 -G251 -DE -XX -005 P02 SimpsonHaugh
 A1/A2 - Façade Detail - A2 Parapet 10450 -SHP -ZZ - A -B5D8 -G251 -DE -XX -006 P01 SimpsonHaugh
 A3 - Façade Detail - Typical 10450 -SHP -A3 - A -B5D8 -G251 -DE -XX -001 P01 SimpsonHaugh
 A3 - Façade Detail - Ground Floor 10450 -SHP -A3 - A -B5D8 -G251 -DE -XX -002 P02 SimpsonHaugh
 A3 - Façade Detail - Main Entrance 10450 -SHP -A3 - A -B5D8 -G251 -DE -XX -003 P02 SimpsonHaugh
 A3 - Façade Detail - Parapet 10450 -SHP -A3 - A -B5D8 -G251 -DE -XX -004 P01 SimpsonHaugh
 Illustrative Landscape Masterplan 0983 -RFM -XX -00 -DR - L -0001 Rev P04 Re -form
 Landscape GA 1 of 2 0983 -RFM -XX -00 -DR - L -0002 Rev P04 Re -form
 Landscape GA 2 of 2 0983 -RFM -XX -00 -DR - L -0003 Rev P04 Re -form
 Illustrative Roof Level Masterplan 0983 -RFM -XX -RF -DR - L -0004 Rev P04 Re -form
 Illustrative Landscape Sections 1 of 2 0983 -RFM -XX -00 -DR - L -0005 Rev P04 Re -form
 Illustrative Landscape Sections 2 of 2 0983 -RFM -XX -00 -DR - L -0006 Rev P04 Re -form
 Planting Strategy 1 of 3 0983 -RFM -XX -XX -DR - L -0007 Rev P04 Re -form
 Planting Strategy 2 of 3 0983 -RFM -XX -XX -DR - L -0008 Rev P04 Re -form
 Planting Strategy 3 of 3 0983 -RFM -XX -XX -DR - L -0009 Rev P04 Re -form
 Illustrative Landscape Sections 3 of 4 0983 -RFM -XX -00 -DR - L -0010 Rev P03 Re -form
 Illustrative Landscape Sections 4 of 4 0983 -RFM -XX -00 -DR - L -0011 Rev P03 Re -form

All received by the City Council, as Local Planning Authority, on the 2 November 2023

Supporting information

Tree Impact Report received by the City Council, as Local Planning Authority, on the 1 December 2023

Design and Access Statement June 2023 Hawkins Brown, SimpsonHaugh and Re - form, Supporting Planning Statement June 2023 Avison Young, Tall Building Statement June 2023 Avison Young, Statement of Community Involvement June 2023 Avison Young, Community Benefit Statement June 2023 Avison Young, Air Quality Assessment June 2023 Redmore Environmental, Broadband Connectivity Assessment June 2023, Gtech Surveys, BNG Assessment June 2023, Penny Anderson Associates, Circular Economy Statement June 2023, Crime Impact Statement June 2023 GMP, Ecology Appraisal June 2023 Penny Anderson Associates, Environmental Standards Statement (Life Science) June 2023 KJ Tait, Flood Risk Assessment and Drainage Strategy June 2023 WSP, Local Labour Agreement June 2023 Avison Young, PBSA Management Strategy June 2023 Moda Living, Site Investigation Report (Phase I) June 2023 ROC, Student Need Assessment June 2023 Knight Frank, Utilities Statement (PBSA) June 2023 Ridge and Partners, Utilities Statement (Life Science) June 2023 KJ Tait and Waste Management Proforma (Life Science) June 2023 Hawkins Brown

All received by the City Council, as Local Planning Authority, on the 26 June 2023

Design and Access Statement Addendum November 2023 Hawkins Brown, SimpsonHaugh and Re -form, Supporting Planning Statement Addendum November 2023 AshtonHale, Tall Building Statement Addendum November 2023 AshtonHale, Statement of Community Involvement Addendum November 2023 AshtonHale, Community Benefit Statement Addendum November 2023 AshtonHale, Acoustic Survey October 2023 Hann Tucker, Air Quality Assessment - Update Letter 5327 c1 Redmore Environmental, Archaeological Assessment October 2023 Salford Archaeology, Circular Economy Statement Addendum October 2023 CC Certified, Construction Management Plan October 2023 PAG/ Moda Living, Bat Emergence Survey Report August 2023 Brooks Ecological, Environmental Standards Statement (PBSA) October 2023 Ridge and Partners, Fire Strategy/ Safety Assessment October 2023 DFC, Design Note - Escape from Roof Terraces October 2023 DFC, Flood Risk Assessment and Drainage Strategy: Addendum October 2023 WSP, PBSA Accommodation Schedule 10450-SHP-Z0-A-B5D8-F900-SC-XX-001 P02 SimpsonHaugh, TV and Radio Reception Study October 2023 (Issue 0.4) GTech Surveys, Viability Assessment November 2023 Avison Young and Waste Management Strategy (PBSA) 083371-CUR-XX-XX-T-TP-00001 Rev P05 Curtins

All received by the City Council, as Local Planning Authority, on the 2 November 2023

Chapter 1 - Introduction June 2023 Egniol
Chapter 2 - Approach June 2023 Egniol
Chapter 3 - Site Description June 2023 Egniol
Chapter 4 - Alternatives June 2023 Egniol
Chapter 5 - The Proposed Development June 2023 Egniol
Chapter 6 - Townscape and Visual Impact Assessment June 2023 Re-form
Chapter 7 - Built Heritage June 2023 Turley
Chapter 8 - Transport June 2023 Focus Transport Planning
Chapter 9 - Socioeconomic Assessment June 2023 Brookdale
Chapter 10 - Daylight, Sunlight and Overshadowing June 2023 Proximity
Chapter 11 - Wind June 2023 GIA
Chapter 12 - Climate Change June 2023 BWB

Chapter 13 - Summary of Mitigation and Residual Effects June 2023 Egniol
Appendices June 2023

All received by the City Council, as Local Planning Authority, on the 26 June 2023

Chapter 1 - Introduction November 2023 Egniol Addendum
Chapter 2 - Approach November 2023 Egniol Addendum
Chapter 3 - Site Description November 2023 Egniol Addendum
Chapter 4 - Alternatives November 2023 Egniol Addendum
Chapter 5 - The Proposed Development November 2023 Egniol Addendum
Chapter 6 - Townscape and Visual Impact Assessment November 2023 Re -form
Addendum
Chapter 7 - Built Heritage November 2023 Turley Addendum
Chapter 8 - Transport November 2023 Focus Transport Planning Addendum
Chapter 9 - Socioeconomic Assessment November 2023 Brookdale Addendum Chapter
10 - Daylight, Sunlight and Overshadowing November 2023 Proximity Addendum
Chapter 11 - Wind November 2023 GIA Addendum
Chapter 12 - Climate Change November 2023 BWB Addendum
Chapter 13 - Summary of Mitigation and Residual Effects November 2023 Egniol
Addendum
Appendices November 2023

All received by the City Council, as Local Planning Authority, on the 2 November 2023

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) The following definitions are applicable in this planning permission as reference on drawing UBS-HBA-SW-ZZ-DR-A-081101 REV P2 'Illustrative Masterplan' received by the City Council, as Local Planning Authority, on the 1 November 2023

- Plots A1, A2 and A3 -PBSA Buildings with associated landscaping and public realm;
- Plots B1, B2 and B3 - Science and Innovation Buildings with associated landscaping and public realm.

Reason - To allow relevant conditions to be discharged on a plot basis. For the avoidance of doubt this is not a phased planning permission pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition 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).

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained with the Tree Impact Report received by the City Council, as Local Planning Authority, on the 1 December 2023; and paragraphs (a) and (b) below

shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

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

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

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.

6) 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.

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

For the avoidance of doubt 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;
- 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.

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 plot of development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts 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).

8) a) Prior to the commencement of a plot 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 that plot 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 relevant plot 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 construction work for the relevant plot 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.

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

9) Prior to the commencement of a plot of the development, all material to be used on all external elevations of the relevant plot of development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

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

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.

10) Notwithstanding the details submitted in the Flood Risk Assessment and Drainage Strategy June 2023 WSP and Addendum Flood Risk Assessment and Drainage Strategy: Addendum October 2023 WSP received by the City Council, as Local Planning Authority, on the 26 June 2023 and 2 November 2023 respectively, (a) the development shall not commence (excluding demolition works) until a scheme for the drainage of surface water from that entire development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, outfalls, levels, connectivity, and appropriate easements.

- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- 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 with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area. Existing runoff rates must be calculated from the existing drainage infrastructure where feasible.
- 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 connections will suffice.
- Where public sewer assets are located onsite, evidence of agreement in principle from United Utilities to a proposed layout is required. An email accepting a proposed layout (including acceptance of relevant easements, abandonments, diversion plans) will suffice.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Hydraulic calculation of the proposed drainage system;
- 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.

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).

11) a) Notwithstanding the Upper Brook Street Masterplan Williams/Alliance UBS Limited Phase I Desktop Study, ROC Consulting, Reference: RoCP Ltd/LD/AS/P1/4208,

17th May 2021, received by the City Council, as Local Planning Authority, on the 26 June 2023, prior to the commencement of a plot of the development (excluding demolition works), 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 the site

(1) Additional site investigation, based on the information already submitted to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

(2) The results of the site investigation and the detailed risk assessment referred to in (1) 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. 3.

(3) 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 (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

b) When a plot of the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.

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) If, during the development, contamination or conditions not previously identified as part of the agreed documents within condition 11 are found to be present at the site (or in the monitored vicinity) then no further operations in that part of the site shall be carried out until a strategy which details how this unsuspected circumstance shall be dealt with has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and then verified as required by condition 13.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

13) Prior to a plot of development hereby approved being brought into first use, and following completion of the remediation strategy approved as part of condition (11), a Completion/Verification Report shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site has been appropriately remediated prior to the commencement of works associated with the redevelopment of the site, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

14) Prior to the commencement of a plot of the development, details of the method for piling, or any other foundation design using penetrative methods shall be been

submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the development.

Reason - to ensure that piling does not harm groundwater resources, pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

15) Prior to the commencement of a plot of the development details for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes within the development have been submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include:

- Details of how redundant boreholes are to be decommissioned;
- How any boreholes that need to be retained, post development, for monitoring purposes, will be secured, protected and inspected.

The development shall be implemented in accordance with the details and thereafter retained and maintained in situ.

Reason - To ensure that any potential source receptor pathways are protected and/or appropriately decommissioned thereby ensuring that any risks to controlled water are mitigated pursuant to policies DM1, EN14 and EN18 of the Manchester Core Strategy (2012).

16) No development at each plot of the development shall take place (except for demolition of current buildings to slab/ modern ground level) 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 for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following:

1. Informed by the North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:

i - targeted archaeological evaluation

ii - informed by the above, more detailed targeted excavation (subject of a new WSI).

2. A programme for post investigation assessment to include:

i - analysis of the site investigations records and finds

ii - production of a final report on the investigation results.

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

4. Dissemination of the results commensurate with their significance.

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 WSI.

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).

17) Prior to the commencement of a plot of the development, an invasive species management strategy (excluding demolition works) including an updated survey carried out between March and October, shall be submitted for approval in writing by the City Council, as Local Planning Authority,

The agreed management strategy shall be implemented in full for the duration of the development.

Reason -In the interest of managing invasive species at the application site pursuant to policy EN14 of the Manchester Core Strategy (2012).

18) Prior to any vegetation clearance a reasonable avoidance measures method statement for hedgehog shall be submitted for approval in writing by the City Council, as Local Planning Authority,

The agreed method statement shall be implemented in full for the duration of the development.

Reason -In the interest of minimising impact on hedgehogs at the application site pursuant to policy EN14 of the Manchester Core Strategy (2012).

19) Prior to the first use of a plot the development, details of the implementation, maintenance and management of the sustainable drainage scheme for that phase 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 construction; and
- 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.

The approved scheme shall then be implemented in accordance with the details 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).

20) Each plot of the development shall be carried out in accordance with the Environmental Statement received by the City Council, as Local Planning Authority, on the 1 November 2023.

A post construction review certificate/statement for each plot of the development shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for that plot.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

21) The Science and Innovation Buildings (Plots B1, B2 and B3) hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

22) (a) Notwithstanding drawings Illustrative Landscape Masterplan 0983 -RFM -XX -00 -DR - L -0001 Rev P04 Re -form, Landscape GA 1 of 2 0983 -RFM -XX -00 -DR - L -0002 Rev P04 Re -form, Landscape GA 2 of 2 0983 -RFM -XX -00 -DR - L -0003 Rev P04 Re -form, Illustrative Roof Level Masterplan 0983 -RFM -XX -RF -DR - L -0004 Rev P04 Re -form, Illustrative Landscape Sections 1 of 2 0983 -RFM -XX -00 -DR - L -0005 Rev P04 Re -form, Illustrative Landscape Sections 2 of 2 0983 -RFM -XX -00 -DR - L -0006 Rev P04 Re -form, Planting Strategy 1 of 3 0983 -RFM -XX -XX -DR - L -0007 Rev P04 Re -form, Planting Strategy 2 of 3 0983 -RFM -XX -XX -DR - L -0008 Rev P04 Re -form, Planting Strategy 3 of 3 0983 -RFM -XX -XX -DR - L -0009 Rev P04 Re -form Illustrative Landscape Sections 3 of 4 0983 -RFM -XX -00 -DR - L -0010 Rev P03 Re -form, Illustrative Landscape Sections 4 of 4 0983 -RFM -XX -00 -DR - L -0011 Rev P03 Re -form received by the City Council, as Local Planning Authority, on the 2 November 2023, prior to the commencement of landscaping works associated with a plot of the development hereby approved, details of a hard and soft landscaping scheme (including appropriate materials specifications and street trees) shall be submitted for approval in writing by the City Council as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first use of a relevant plot of the development.

If within a period of 10 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.

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 SP1, EN9 and DM1 of the Core Strategy.

23) Prior to the first use of a plot of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of a plot of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

24) (a) Prior to the first occupation of a plot of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (L_{Aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first use of a plot of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) 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. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

25) Prior to any above ground works, a scheme of acoustic insulation for the non residential areas (gym, commercial uses, medical centre), within each plot of the development containing PBSA accommodation, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 5dB below the LA₉₀ (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (L_{eq},5min), respectively

(b) Prior to the first use of those spaces within a relevant plot of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) 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. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

26) (a) Prior to any above ground works on a PBSA building, a scheme for acoustically insulating the proposed student accommodation (Plots A1, A2 and A3) against noise shall be submitted for approval in writing by the City Council as Local Planning Authority.

There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

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

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the student accommodation plot C of the development.

(b) Prior to the first occupation of the student accommodation within plot A1, A2 and A3, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) 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. Any measures shall thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

27) Prior to any above ground works associated with Plots B1, B2 and B3 'Science and Innovation Buildings' of the development hereby approved, details of the location of the waste storage and an accompanying waste management strategy for the relevant plot shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented as part of the first use of the relevant plot and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the Sci-Tech element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

28) Prior to any above ground works associated with Plots A1, A2 and A3 'PBSA Buildings' of the development hereby approved, details of the location of the waste storage and an accompanying waste management strategy for the relevant plot shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented as part of the first use of the relevant plot and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the PBSA element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

29) The development hereby approved shall include a building and site lighting scheme including details of illumination of external areas during the period between dusk and dawn and details of lighting being turned off when not in use. Full details of such a scheme for each plot of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved.

The approved scheme shall be implemented in full for each plot of the development prior to the first use of each plot and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction, personal safety, the safety of the tram lines and impact on the canal corridor in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

30) 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 acting reasonably causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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 Manchester Core Strategy (2012).

31) The development hereby approved shall be carried out in accordance with the Crime Impact Assessment Greater Manchester Police received by the City Council, as Local Planning Authority, on the 26 June 2023.

Each plot of 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.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Manchester Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

32) (a) Vehicular deliveries, servicing and collections including waste collections for the PBSA plots (A1, A2 and A3) shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

(b) Prior to the first use of any of the Science and Innovation plots (Plots B1, B2 and B3) a detailed deliveries, servicing and collections management strategy for each plot of the development shall be submitted for approval in writing by the Local Planning Authority. The approved strategy shall be implemented in full at all times when the Science and Innovations plots hereby approved are in use.

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

33) The student accommodation element of the development hereby approved shall be used as purpose built student accommodation (PBSA) (Sui Generis) during term time only (except that non-term time PBSA use by students is permitted when provided under the provisions of an individual PBSA tenancy which is principally for term time use) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels, or similar uses (other than the PBSA use specifically permitted by this condition) 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).

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and 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; 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.

34) The development hereby approved shall be carried out in accordance with the Interim Travel Plan (PBSA) (Ref: J000370-TP01c) and Framework Travel Plan (Life

Sciences) (Ref: J000370-TP02c received by the City Council, as Local Planning Authority, on the 3 August 2023

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living and working at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the each plot of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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.

Reason - To assist promoting the use of sustainable forms of travel at the development, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

35) (a) Prior to the first occupation of the student accommodation (Plots A1 and A2) hereby approved, the cycle store and provision of 247 cycle stands as indicated on drawings 10450-SHP-ZZ-A-B5D8-G200-PL-M0-001-PO2 And 55 cycles at Plot A3 as indicated on drawing 10450-SHP-A3-A-B5D8-G200-PL-00-001-PO1 received by the City Council, as Local Planning Authority, on the 3 August 2023 shall be implemented and made available for the occupants of the relevant Plot of the development. The cycle store shall remain available and in use for as long as the development is occupied.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 34 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

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

36) (a) Prior to the first occupation of the Science and Innovation Buildings (Plots B1, B2 and B3) hereby approved, the cycle store and provision of 270 cycle stands as indicated 110 cycles at Unit B1 as indicated on drawing UBS-HBA-B1-00-DR-A-080100-P1 and 70 cycles at Unit B3 as indicated on drawing UBS-HBA-B3-00-DR-A-080140-P1 as received by the City Council, as Local Planning Authority, on the 3 August 2023, and 90 cycles at Unit B2 as indicated on drawing UBS-HBA-B2-00-DR-A-080120-P2 received by the City Council as Local Planning Authority, on the 2 November 2023 shall

be implemented and made available for the occupants of the development. The cycle store shall remain available and in use for as long as the development is occupied.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 34 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

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

37) Prior to the first occupation of the development hereby approved a scheme of highway works and details of footpaths reinstatement/public realm for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Closure of Inchley Road between Kincardine Road and Upper Brook Street to traffic and conversion to new public square including enhanced walk / cycle connections to Gartside Gardens with associated TROs, dropped kerbs and tactile paving.
- Removal of southbound bus layby on A34 Upper Brook Street at the PBSA site frontage and replacement with widened footway and revised bus stop layout.
- Junction improvements at the A34 Upper Brook Street / Booth Street East traffic signals to respond to the closure of Inchley Road and creation of the new public square
- including improved pedestrian and cycle crossing arrangements and new right turn lane for southbound traffic on A34 Upper Brook Street to connect to Booth Street East with associated TROs, dropped kerbs and tactile paving including:
- Closure and removal of Inchley Road arm connection.
- Upper Brook Street (N) approach increase from 2 approach lanes to 3 (2 ahead and 1 right turn lane).
- Upper Brook Street (S) approach reduced from 3 approach lanes to 2 approach lanes, via the removal of the existing outer 'ahead and right lane'.
- New central pedestrian / cycle (toucan) crossing point on Upper Brook Street and improvement on the crossing at Booth Street East.
- The existing crossing island to Booth Street East will be increased in size.

All of the above works will require the re-staging of the traffic signals and the re-positioning of vehicle stop lines and pedestrians / cycle crossing facilities. As part of these amendments it is proposed that a new pedestrian crossing at Upper Brook Street be provided across the centre of the junction, which will accommodate pedestrian and cycle movements.

Amendments to Kincardine Road corridor to deliver enhanced pedestrian areas, improved parking and servicing arrangements, a segregated contra-flow cycle lane and extended one-way northbound general traffic operation from Brunswick Street and Grosvenor Street with associated TROs, dropped kerbs and tactile paving, including:

- 3.42m carriageway widths, with additional over-run areas as necessary.
- 2m - 2.5m pedestrian footways on the application side of the route.

- 2m pedestrian footway to Gartside Gardens, except at specifically identified locations
 - 1.5 - 2m segregated contra-flow cycle lane to Gartside side.
 - 24 public pay & display / residents parking bays, plus 2 additional bays that could be assigned to car club vehicles.
 - Vertical traffic calming at key side road junctions and main pedestrian crossing point.
 - 9 x 3.2m by 6m disabled parking bays across 2 dedicated lay-by parking zones.
 - 3m x 22.5m servicing lay by adjacent to buildings A1 and A2 to serve the core PBSA building.
 - 3.5m x 25m servicing bay adjacent to building A3 to serve the other PBSA unit and anticipated ancillary local foodstore floor space;
 - Removal of any redundant vehicle access points which served the former site and reinstatement as continuous footway to adoptable standards as necessary.
 - Additional improvements will be delivered to Kincardine Road / Grosvenor Street junction to improve cycle connections to the existing infrastructure, including new tiger crossing arrangement on Grosvenor Street and associated shared space connections.
 - Improvements to the distance (and visibility) between the parallel crossing and the Greek Street junction including a build out of the kerb line from the West to reduce the carriageway width in this location to 6m.
 - An additional sign to alert vehicles exiting from Greek Street to look right due to presence of the cycle lane on Grosvenor Street.
 - Appropriate walking and cycling signs to city centre sites should be provided as part of the development.
-
- Review of the Traffic Regulation Orders in the vicinity of the development with a view to introducing additional parking restrictions as appropriate, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly;
 - Appropriate walking and cycling signs both on-site and at appropriate nearby off-site locations, providing directions to city centre locations should be provided as part of the development.

The approved scheme shall be implemented in line with an agreed highways phasing plan, with each phase of works to be delivered prior to the first occupation of the relevant identified development plot and thereafter retained and maintained in situ.

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).

38) Notwithstanding the TV and Radio Reception Study October 2023 (Issue 0.4) GTech Surveys, received by the City Council, as Local Planning Authority, on the 26 June 2023, within one month of the practical completion of a plot 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 to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before each phase is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

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 least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Manchester Core Strategy (2012).

39) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 3 shall be retained as a clear glazed window opening at all time and views into the premises shall not be screened or obscured in anyway.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

40) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Manchester Core Strategy (2012) policy DM1.

41) Prior to any above ground works relating to the PBSA Buildings (Plots A1, A2 and A3), details of the location, size and specification of the accessible bedrooms for the PBSA (Plots A1, A2 and A3) (minimum of 5% of the PBSA accommodation) 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 thereafter retained and maintained in situ.

Reason - In the interest of ensuring the accommodation is accessible to all pursuant to policy DM1 of the Manchester Core Strategy (2012).

42) Prior to the first use of a plot of the development hereby approved a signage strategy for the each building plot shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

A minimum of one projecting box sign would be acceptable for each commercial use (30mm thickness) and ground floor sign to commercial and community spaces should be situated behind the glass).

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

43) Prior to the first use of Plot B1, B2 and B3 Science and Innovation Buildings hereby approved, details of the specification, siting, scale and appearance of the solar panels to the roof (including cross sections) 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 relevant Building and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are of the appropriate specification and appearance in the interest of the overall sustainability of the building and visual

amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

44) Prior to the first use of the external areas within each plot of the development, details of any external areas associated (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;
- c. Details of the proposed furniture, including any barriers;
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;
- e. days and hours of operation.

The approved plan shall be implemented upon first use of the development and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

45) Prior to the first use of the roof terraces associated with Plot B1, B2 and B3 Science and Innovation Buildings, the opening hours for the roof terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The roof terrace shall only operate in accordance with the roof terrace opening hours.

There shall be no amplified sound or music used at the roof terrace.

Reason - In the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

46) Prior to the first use of the roof terraces associated with Plots A1, A2 and A3 PBSA Buildings, the opening hours for the roof terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The roof terrace shall only operate in accordance with the roof terrace opening hours.

There shall be no amplified sound or music used at the roof terrace.

Reason - In the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

47) Prior to the first use of the commercial units and medical centre, details of a scheme to extract fumes, vapours and odours from the relevant unit shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first use of each of the relevant unit and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

48) Prior to the first use of the commercial units and medical centre, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 25 that there would be no unacceptable impact on residential amenity.

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.

49) Each commercial unit shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

50) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

- Plots A1, A2 and A3 three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store Use Classes E (a)/(b)/(c))

- Plot B1, B2 and B3 three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail (excluding convenience retail) cafés and medical facility (Use Classes E (a)/(b) and (e)),

Reason - In the interest of retaining the provision of office space and PBSA within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012) and the Oxford Road SRFG.

51) Prior to the first use of each of the commercial units and medical centre in plots of the development, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first use of each of the commercial units within a plot of the development and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

52) No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

53) Prior to the first use of the PBSA plots (A1, A2 and A3) within the development, the five disabled car parking spaces closest to those plots, as indicated on drawings 766-042-WCL-009-PO3, 766-042-WCL-010-PO3, and 766-042-WCL-011-PO3 received by the City Council, as Local Planning Authority, on the 24 November 2023 shall then be implemented, made available and remain in situ for as long as the development remains in use.

Prior to the first use of the Science and Innovation plots (B1, B2 and B3) within the development, the four disabled car parking spaces closest to those plots, as indicated on drawings 766-042-WCL-009-PO3, 766-042-WCL-010-PO3, and 766-042-WCL-011-PO3 received by the City Council, as Local Planning Authority, on the 24 November 2023 shall then be implemented, made available and remain in situ for as long as the development remains in use.

Reason - To ensure sufficient disabled car parking is available for disabled occupants of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

54) Prior to the first occupation of the development, a detailed 30 year landscape environmental management plan (LEMP) for the 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 relevant 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.

55) (a) The development hereby approved shall be carried out in accordance with the BNG Assessment June 2023 Penny Anderson Associate received by the City Council, as Local Planning Authority, on the 26 June 2023.

(b) As part of each plot of the development, an updated version of the Biodiversity Net Gain Assessment shall be submitted to the City Council, as Local Planning Authority for approval. This will provide any updates required to the document approved under part (a) of this condition to reflect the detailed design proposals contained within that plot of

the development, and any subsequent updates to the ecological assumptions required to meet a minimum overall target of 10% biodiversity net gain across the site.

(c) Prior to the first use of each plot of the development agreed within part (a) of this condition, a verification report for that plot 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 including its contribution towards the minimum 10% biodiversity net gain.

(d) 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 Construction Phases 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.

Reason - In the interest of securing a biodiversity mitigation strategy for the Red Bank Neighbourhood pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

56) Notwithstanding the provisions Class O of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) any Class E office accommodation shall be retained for the purposes of Class E office accommodation within of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class E.

Reason - To safeguard the office accommodation as part of maintaining the supply of suitable and sustainable office accommodation in this part of the City particularly accommodation suitable for small business pursuant to policies SP1 and EC1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

57) Prior to the first use of the development a Delivery and Servicing Management Strategy for the Science and Innovation Buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should work to ensure that servicing/delivery activities across all the buildings are co-ordinated to ensure efficient use of the proposed loading bays and service yard.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in operation.

Reason - To ensure appropriate servicing management arrangements, are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

58) Prior to the first use of the development a Delivery and Servicing Management Strategy for the PBSA Buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should work to ensure that servicing/delivery activities across all the buildings are co-ordinated to ensure efficient use of the proposed loading bays and service yard.

The strategy shall include the following:

- Details regarding management arrangements for the PBSA loading bay including infrequent plant maintenance movements. Such movements would also require banksman support as access will be required by reversing into the site from Kincardine Road.
- Food/parcel deliveries including:
 - o Designated delivery drop-off points: This could be a specific lobby area or a central location easily accessible to delivery drivers.
 - o Provision of clear signage in common areas to guide delivery drivers to the drop-off point.
 - o o Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries.
 - o Establish specific delivery hours for residents of the development where possible.
 - o Annual review how the drop-off process is working and encourage resident feedback.
 - o Set up a secure delivery holding area within the development.
 - o Signage to direct operatives to relevant areas;
 - o Monitor Security Concerns.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in operation.

Reason - To ensure appropriate servicing management arrangements, are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

59) Prior to the first occupation of PBSA buildings a Student move in/move out Operation Management Strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should include provision of time slots and management arrangements as stipulated in the Transport Assessment received by the City Council, as Local Planning Authority, on the 3 August 2023.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation of PBSA buildings of the development and thereafter retained and maintained in operation.

Reason - To ensure appropriate servicing management arrangements for moving in and out of the development are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

60) Prior to any above ground works associated with the Science and Innovation buildings 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 occupation 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).

61) Prior to any above ground works associated with the PBSA buildings 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 occupation 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).

62) Notwithstanding the Chapter 11 - Wind June 2023 GIA and addendum report received by the City Council, as Local Planning Authority, on the 26 June and 2 November 2023 respectively, prior to any above ground works associated with a plot of the development, full and final details of the wind mitigation measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include siting, scale and appearance of any screens, siting, scale and species of any trees, hedges and planting.

The approved details shall be implemented and be in place prior to the first use of a plot of the development and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - In order to ensure appropriate wind mitigation is put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

For the avoidance of doubt 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;
- 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.

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 demolition at a plot of development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts 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).

64) Prior to the first occupation of the PBSA buildings (Plots A1, A2 and A3), a student wellbeing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented as part of the first occupation of the development and thereafter retained.

Reason - In the interest of ensure student welfare pursuant to policy DM1 of the Manchester Core Strategy (2012).

65) The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy June 2023 WSP and Flood Risk Assessment and Drainage Strategy: Addendum October 2023 WSP received by the City Council, as Local Planning Authority, on the 26 June 2023 and 2 November 2023 respectively.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

66) Notwithstanding the flood mitigation measures outlined in the Flood Risk Assessment and Drainage Strategy June 2023 WSP and Flood Risk Assessment and Drainage Strategy: Addendum October 2023 WSP received by the City Council, as Local Planning Authority, on the 26 June 2023 and 2 November 2023 respectively, full and final details of the flood mitigation measures for each plot of the development shall be submitted for approval prior to the commencement of the development. The approved measure for the development shall be implemented and a verification report confirming the measures have been implemented shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the development.

The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

67) Prior to the first occupation of a building within the development, a flood evacuation plan for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved flood evacuation plan shall be implemented upon first occupation of that building and thereafter retained and maintained in situ.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

68) Notwithstanding drawing 0983-RFM-XX-00-DR-L-0001 P04 received by the City Council, as Local Planning Authority, on the 1 November 2023, prior to any above ground works, details of how the landscaping between the plot boundaries 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 two ownership boundary 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:

http://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 Coal Authority in Appendix A.

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 developer or crane operator must contact Manchester Airports Control of Works Office at least 21 days in advent of intending to erect a crane or other tall construction equipment on the site. This is to obtain a tall equipment permit and to ascertain if any operating restrictions would be required. Any operating restriction that are subsequently imposed by Manchester Airport must be fully complied with.

4) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Date: 29 November 2024

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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 his 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.

Appendix A



The Coal
Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024