MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Stockdale
BAM Construction Site
Plot 9A First Street
River Street
Manchester
M15 4AA

Agent (if used)

James Stockdale
BAM Construction
Plot 9A First Street
River Street
Manchester
M15 4AA

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (approved dwgs) attached to planning permission 132600/FO/2021 to make amendments to internal layout and detailing of elevations including changes to jointing, back painted glass changed to metal railing, capless glazing at roof level changed to capped glazing.

Location: Building Enclosed By River Street, Medlock Street And Hulme Street, Manchester,

Date of application: 4 September 2024

Application number: 140926/JO/2024

Part 2 – Particulars of decision

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

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals. This has led to the development of an acceptable final design.

Condition(s) attached to this decision

1) The development must be begun not later than the 14.04.2025

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:

05662_MP_00_1000 Site Location Plan

05662_MP_00_1001 Red Line Boundary Plan

05662_MP_00_1200 Rev A Proposed Ground Floor Site

MN2A-JMA-MB-B1-DR-A-022199 P01 BASEMENT LEVEL GA PLAN

MN2A-JMA-MB-00-DR-A-022200 P01 GF LEVEL GA PLAN

MN2A-JMA-MB-01-DR-A-022201 P01 1ST FLOOR LEVEL GA PLAN

MN2A-JMA-MB-09-DR-A-022209 P01 9F LEVEL GA PLAN

MN2A-JMA-MB-R1-DR-A-022210 P01 ROOF PLAN GA PLANMN2A-JMA-MB-XX-DR-A-022202 P01 2F, 4F, 6F, 8F LEVEL GA PLAN

MN2A-JMA-MB-XX-DR-A-022203 P01 3F, 5F, 7F LEVEL GA PLAN

MN2A-JMA-MB-ZZ-DR-A-042200 P01 RIVER STREET GA NORTH ELEVATION

MN2A-JMA-MB-ZZ-DR-A-042203 P01 MEDLOCK STREET WEST GA ELEVATION

MN2A-JMA-MB-ZZ-DR-A-042202 P01 GA SOUTH ELEVATION

MN2A-JMA-MB-ZZ-DR-A-042201 P01 FIRST STREET EAST GA ELEVATION

05662_B1_05_2200 Rev A Section AA

MN2A-JMA-MB-XX-DR-A-104251 P01 NMA BAY STUDY 01 ENTRANCE

MN2A-JMA-MB-XX-DR-A-104252 P01 NMA BAY STUDY 02 WINTER GARDENS

MN2A-JMA-MB-XX-DR-A-104253 P01 NMA BAY STUDY 03 EXTERNAL TERRACE

PL1471.1-PLA-XX-00-DR-L-0001 Landscape GA

BAM, Plot 9a, Design Justification Statement by JMA stamped as received on 04-09-24

Documents received received by the City Council as Local Planning Authority on 24 December 2021:

Design and Access Statement prepared by JMA

Planning and Tall Building Statement (including Statement of Consultation and Green and Blue Infrastructure Statement) prepared by Deloitte;

Accommodation Schedule prepared by JMA;

Air Quality Assessment prepared by Cundall;

Arboricultural Impact Assessment prepared by Urban Green;

BREEAM Ecology prepared by Bre;

Contaminated Land Preliminary Risk Assessment prepared by Ramboll;

Crime Impact Statement prepared by Greater Manchester Police;

Daylight and Sunlight Amenity Impact Assessment Report prepared by Gray Scanlan Hill;

Drainage Strategy prepared by Ramboll;

Energy and Sustainability Strategy Statement prepared by Cundall

Flood Risk Assessment prepared by Ramboll;

Framework Travel Plan prepared by Vectos;

Heritage Statement prepared by Deloitte;

Local Labour Agreement prepared by ASK;

Noise Impact Assessment prepared by Cundall;

Extended Phase 1 Habitat Survey prepared by Penny Anderson Associates;

Project (Construction) Management Plan prepared by BAM;

Television and Radio Reception Impact Assessment prepared by GTech Surveys Limited;

Transport Statement prepared by Vectos;

Ventilation Strategy by Cundall;

Wind Microclimate Report prepared by Arcaero; and

Written Scheme of Investigation for Archaeological Mitigation prepared by Pre-Construct Archaeology Limited.

Documents received by the City Council as Local Planning Authority on 16 February 2022:

Façade Sample Panel Brochure by JMA;

Waste and Servicing Strategy by Vectos; Public Realm Green Suds Technical Note by Ramboll

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 development shall be implemented in accordance with the following:

Project Management Plan (including Construction Phase H&S Plan) project no. HNW0335 rev no. 7 received by the City Council as Local Planning Authority on 03 May 2022.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) The development shall be carried out in accordance with the following:

An Assessment of an Archaeological Excavation at First Street, Medlock Street, Plot 9 (8), Manchester, M15 4FN, PLANNING APPLICATION NUMBER: 125833/FO/2019 March 2023

The post excavation analysis, reporting on the results, archive deposition and a commitment to an approved scheme for dissemination through publication and a heritage display need to take place before the condition can be fully discharged (parts 3 to 5 below)

3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance, including the installation of an information panel.
5. Provision for archive deposition of the report and records of the site investigation.

(b) Prior to above ground works. a a validation report for the above points shall be submitted for approval by the City Council as Local Planning Authority

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 199 of the National Planning Policy Framework.

5) (a) The development shall be implemented on the basis of the site inspections May 25th and implementation in accordance with the following BAM Plot 9a First Street Discharge of Planning Condition 5 Issue No.02 31/07/23;

(b) The development shall be implemented in accordance with the following:

05662: Plot 9a, First Street Date: 07/07/22 Mat 06: Material Efficiency: Stage 4 by JMA; and

05662: Plot 9a, First Street Date: 07/07/22 Wst 06: Functional Adaption Strategy Study: Stage 2 by JMA; and

(c) Quality Management Process - Condition 5(c) by BAM Rev 1

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.

6) The development shall be implemented in accordance with the following:

Ground Contamination Risk Assessment and Remedial Strategy (dated April 2020) and Geotechnical and Contaminated Land Interpretive Report (February 2020) prepared by Ramboll received by the City Council as Local Planning Authority on 03 May 2022.

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

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

b) a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority upon completion of the approved landscaping works.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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.

7) The development shall be implemented in accordance with the following:

Design Risk Assessment Project No 1515 Rev. 0 dated 22.082022 received by the City Council as Local Planning Authority on 25 August 2022.

Reason - To ensure that the proposed piling activity is protective of controlled waters in laine with paragraph 170 of the National Planning Policy Framework and pursuant to policies DM1, EN17 and EN18 of the Core Strategy.

8) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Core Strategy Policy EN18.

9) The development shall be implemented in accordance with the following:

Received by the City Council as Local Planning Authority on 03 May 2022:

MN2A-RAM-XX-XX-RP-C-000010 Drainage Strategy dated 07 April 2022
MN2A-RAM-XX-XX-SP-C-000150 Civils Specification dated April 2022
RAM-XX-XX-DR-D-10001 Proposed Drainage General Notes
RAM-XX-XX-DR-D-10010 Existing Below Ground Drainage
RAM-XX-XX-DR-D-10200 Proposed Manhole Schedule
RAM-XX-XX-DR-D-10400 Typical Details Sheet 1
RAM-XX-XX-DR-D-10401 Typical Details Sheet 2
RAM-XX-XX-DR-D-10402 Typical Details Sheet 3
RAM-XX-XX-DR-D-10403 Typical Details Sheet 4
RAM-XX-XX-SH-D-10001 Drawing Schedule
RAM-XX-ZZ-DR-D-10100 Proposed Drainage Strategy (1 Of 2)
RAM-XX-ZZ-DR-D-10101 Proposed Drainage Strategy (2 Of 2)

Received by the City Council as Local Planning Authority on 22 June 2022:

Email from agent and attachments referenced: : 1620002943-GCLIR-03, MN2A-RAM-MB-ZZ-SK-S-000007, SP106103 BC2 Plot 9 First Street - Aluasc BluRoof Calc, MN2A-RAM-ZZ-XX-SK-C-00001, Q-Brake installation E1-E01-067-3-a, 23760~a StormBrixx HD 2 Layer ATT, MN2A-RAM-LA-XX-DR-C-000710 and CDN-22-0289-RUK Responses.

-Agent email dated 23 June 2022

Received by the City Council as Local Planning Authority on 18 July 2022:

Drawings Referenced:
-MN2A-RAM-ZZ-XX-DR-C-000100
-MN2A-RAM-ZZ-XX-DR-C-000101
-MN2A-RAM-ZZ-XX-DR-C-000200

Received by the City Council as Local Planning Authority on 25 July 2022

Drawing referenced: MN2A-RAM-ZZ-XX-DR-C-000200
Stage 4 Hydraulic Calculations Rev 3

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Core Strategy policies EN8 and EN14.

10) Prior to first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

-Verification report providing photographic evidence of construction as per design drawings;
-As built construction drawings if different from design construction drawings;
-Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Core Strategy policies EN8 and EN14.

11) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

12) The development shall be carried out in accordance with the following:

Local Labour Benefit Schedule dated April 2022has been prepared by Bam received by the City Council as Local Planning Authority on 03 May 2022.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

14) Prior to the commencement of any external works/landscaping a programme for the submission of final details, including where relevant samples and jointing details of all public realm, landscaping and roof garden works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

a) Details of the proposed hard landscape materials;
b) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building
c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and soft landscaping;
e) Details of the proposed street furniture including seating, bins and lighting;
f) Details of any external steps and handrails;
g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

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 - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development

Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

15) No removal of or works to any trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act (1981) (as amended) and by the Conservation of Habitats and Species Regulations (2017) or as subsequently amended in order to comply with Policy EN15 of the adopted Core Strategy for the City of Manchester.

16) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (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 (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

17) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Upon completion of the development and within 6 months of the equipment becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

18) The signage proposals for the building shall be based on the following Strategy : Dwgs MN 2A-PLA-ZZ-OO-DR-L-000001 S4 C08, MN 2A-PLA-ZZ-OO-DR-L-009002 S4 CO1, MN 2A-PLA-ZZ-OO-DR-L-009001 S4 CO1 and MN2A-PLA-ZZ-00-DR-L-009000 S4 C01

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

19) a) Prior to the installation of any external lighting, the lighting scheme shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to first occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and saved policies DC10.1 and DC26 of the Unitary Development Plan for the City of Manchester.

20) The development shall be implemented in accordance with the following:

MN 2A-PLA-ZZ-OO-DR-L-007100 S4 CO2, MN 2A-PLA-ZZ-OO-DR-L -007101 S4 CO2, MN 2A-PLA-ZZ-OO-DR-L-007102 S4 CO2, MN 2A-PLA-ZZ-OO-DR-L-007103 S4 CO3, MN 2A-PLA-ZZ-OO-DR-L -007105 S4 CO2 MN 2A-PLA-ZZ-OO-DR-L,MN 2A-PLA-ZZ-OO-DR-L -007106 S4 CO2, MN 2A-PLA-ZZ-OO-DR-L-007107 S4 CO3, MN 2A-PLA-ZZ-OO-DR-L -007108 S4 CO3 and MN 2A-PLA-ZZ-OO-DR-L-007109 S4 CO2

The use of amplified music and/or sounds is not permitted in the external areas of the site at any time.

Reason - In order to protect the amenity of local occupiers and 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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

21) The development is approved on the basis of the Planning Condition 21 Plot 9a First Street Rev 1.0 31/10/2024 by G Tech Surveys Limited

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, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

22) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

23) The development hereby approved shall be carried out in accordance with the Energy & Sustainability Statement ref. PFS-CDL-ZZ-XX-RP-SY-70202 prepared by Cundall stamped as received by the City Council, as Local Planning Authority, on the 24 December 2021.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.

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.

24) The approved scheme for the storage and disposal of refuse 'Waste & Servicing Strategy Report ref. VN81029 dated December 2021' received by the City Council as Local Planning Authority on 24 December 2021, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

25) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the rooves.

Reason - In the interests of visual amenity to enable careful attention to the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

26) The winter gardens shall be limited to use by the office occupiers and ancillary uses of the building only and no amplified sound or music shall be played within these areas at any time.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

27) The development hereby approved shall comply with the recommendations contained within sections 4 and 5 of the submitted Crime Impact Statement prepared by Greater Manchester Police and referenced URN:2018/0533/CIS/02 received by the City Council as local planning authority on 24 December 2021. These measures shall be fully implemented prior to occupation and shall be maintained for the duration of the uses hereby approved. 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 Secured by Design accreditation.

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

28) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday 10:00 to 18:00.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

29) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

(1)
a) The lay-by on River Street;
b) Tactile paving and dropped kerbs across the car park access point

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

(2) Prior to the occupation of the development, the Applicant amend the Section 278 Agreement with MCC Highways [dated 16 April 2024] to include a commuted sum towards the following:

a) The signalised pedestrian crossing providing access across Medlock Street; and

b) The works to the adopted highway, including footway improvements.

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)

30) No part of the development shall be occupied until the space and facilities for the parking of 130 bicycles have been provided in accordance with the approved drawing

referenced 05662_B1_02_2200 REV B. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

31) The development hereby approved shall be carried out in accordance with the Framework Travel Plan prepared by Vectos dated December 2021. In this condition a travel plan means a document that includes the following:

i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
ii) a commitment to surveying the travel patterns of occupants during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

32) The windows at ground floor shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way unless they relate to service areas.

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 Core Strategy.

33) a) The development shall be implemented in accordance with the following:

Dwg MN2A-BAF-ZZ-B1-DR-E-709901 C04;

Document Ref: MN2A-BAF-XX-XX-TS-000006[P03] - EV Chargers; and

That Low Voltage schematic and that there are cable routes to the other spaces for future upgrades

(b) The number of fast charging electric car charging points for the offices shall be reviewed annually as part of the travel plan requirements of condition 31 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 charging points identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

Informatives

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

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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

Date: 19 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 their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

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