MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140926/JO/2024
Date registered valid:	4 September 2024
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.
Address:	Building Enclosed By River Street, Medlock Street And Hulme Street, Manchester,
Ward(s):	Deansgate Ward
Applicant:	Stockdale
Agent (if any):	James Stockdale BAM Construction
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15-11-24**

Application details

Type of application: Variation or Removal of Condition

Development type: Major Office

Date of site visit: 16 September 2024

Standard consultations:
Printed: 10 September 2024 Expired: 1 October 2024

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 16 September 2024 Expired: 7 October 2024

Press advert
Published: 17 September 2024 Expired: 1 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This vacant site is bounded by River Street, Medlock Street and future development sites in First Street known as Plot 9B and 10A. The site is 0.48 hectares and comprises of hardstanding with a small amount of vegetation. It was most recently used as a surface car park has been used for a number of years as a site compound for the construction of No.8 First Street. It is surrounded by a construction hoarding and access is taken from River Street.

The Grade II Listed Mackintosh Mill complex is approximately 70 metres to the east on Hulme Street. Other listed buildings close to the site include the Grade II Listed Cambridge Mill on Cambridge Street, Chorlton Mill on Hulme Street and Chatham Mill on Chester Street and the Grade II Listed Altrincham Railway Viaduct.

Historically, the First Street site was used for chemical and gas works, but has now been extensively remediated. There is an underground gas main along the northern and western perimeter of the site which has an easement and exclusion zone.

First Street includes offices, food and drink uses, car parking, hotel accommodation, conference space, high quality architecture and public realm. It also includes HOME, a cultural hub for film, theatre and exhibitions. Events take place within the area throughout the year. It is the subject of a regeneration framework and the site is located within the First Street Central character zone, which is a new office destination targeted at a range of commercial occupiers and competitively priced.

There are offices, apartments, shops, hotels, cafes and bars in the immediate area and Oxford Road Train Station is nearby. The nearest residential properties are at Mackintosh Mill and Chorlton Mill on Hulme Street. Parkway Gate student accommodation is on Chester Street.

Description of development

Consent was granted under application ref no 132600/FO/2021 in April 2022 for the erection of a nine-storey building with rooftop plant and basement comprising office accommodation (Use Class E(c)) with ancillary facilities for occupiers including roof top terrace, winter gardens, gym/ yoga studio, basement car parking (26 spaces) and cycle parking (130 spaces) landscaping and other associated works.

Since the planning application, the detail design has been completed and the project is now on site with BAM as the contractor. As a result of that design development, ensuring buildability, and also building fabric testing to establish acceptable tolerances in terms of the structural design as well as the need to meet the requirements of a secured tenant, consent is now sought for approval of a series of changes that have emerged from that process. Collectively these are considered to be minor material amendments.

The proposed changes fall into 4 categories: A change to, or development of a material or system; Change to, or an additional joint line; Development of the structural design; Internal layout changes. The changes are set out in more detail below:

Change to, or development of a material or system

Entrance doors have changed from fully internal to half inside / half outside the building (Main ground floor entrance at the north east corner) - The doors have been selected to suit the tenant's particular security requirements

Grey pre cast concrete changed to anodised aluminium cladding (Adjacent to the ground and first floor green pre cast piers) – this change allows for more architectural consistency as all cladding between the green pre cast concrete would read as separate materials and elements rather than concrete to match the language of the upper floors

Back painted glass and recessed spandrel panel changed to 'shadow box' (where the glass is clear and there is a solid panel behind to obscure the construction) (Corner glazing at the first and eighth floors) - To reduce height of top glazed unit and to improve thermal performance & visual appearance.

Back painted glass plant screen changed to metal handrail system (around the perimeter at the top of the 10th floor roof pavilion) - The plant has been relocated & this area no longer is required to be screened so a balustrade is proposed to provide a consistent appearance with the floor below.

Capless glazed curtain walling system changed to anodised capped curtain walling system (Glazing to 10th floor pavilion) -the increased movement of the building at this location meant the system had to be capped.

Metal louvres changed to anodised aluminium panel (Ground floor to south west corner) -The ventilation requirements through the façade fell away allowing these panels to be replaced with the typical horizontal panels providing a more consistent appearance.

Manifestation added to glazing (Ground floor glazing)- To comply with British Standards.

Metal louvres replaced with solid metal cladding (Below ground car park ramp) - The foundation design for the building was developed through the detail design stages and became wider which meant it no longer sat behind the cladding. To deal with this projecting structure the cladding was changed to match the language and materiality of the upstand/skirting detail to the other elevations and give a consistent appearance.

Additional mullion (End bays in the east and west elevation) - To reduce the size of the glazing at ground floor due to technical limitations of glass and then continued through to upper floors for consistency.

Circular holes in pre cast concrete reduced from 5 rows to 4 rows (Winter garden cladding) - To allow reinforcement in the concrete between the holes for structural stability.

Change to, or an additional joint line

Position in joint line moved down to align with horizontal bands (Joint between vertical piers)- To assist transportation of concrete panels to site.

Additional joint line in pre cast concrete (Vertical piers at roof level)- To facilitate construction.

Additional joint lines in the top anodised metal panel (Roof level) -To assist the anodising and installation process: to line through with the panels below.

Additional joint line in anodised aluminium cladding (Horizontal panels at ground and first floor). The mullions were required to be continuous for the structural stability of the façade system.

Development of structural design

Additional steel bracing (Roof level) - Additional bracing has been added to reduce the movement in the steel work and keep the joints in the cladding panels consistent with the levels below.

Additional steel structure (Roof level)- To accommodate double stacked plant & PV panels behind the plant screen

Internal layout changes

Internal layout changes (All floor plans) - Detail design, tenant changes and improvements to layouts. None affect the external appearance

Consultations & Notification Responses

Publicity – The application was advertised as a major development and a site notice was displayed adjacent to the site. No representations have been received.

Head of Environmental Protection – Has no objection

Head of Highways – Have no objection

Flood Risk Team – No objections

GMP (Design for Security)- No comments received

United Utilities- No comments received

Environment Agency – No comments received

Issues

Relevant National Policy

On 27th March 2012 the Department for Communities published the National Planning Policy Framework, which replaced planning policy statements and planning policy guidance notes, including PPS5 and PPG19.

The following sections of the National Planning Policy Framework are of relevance to this application: Section 12 (Requiring Good Design) and Section 16 Conserving and enhancing the historic

For reasons set out below the amended proposals would continue to align with these sections.

Core Strategy - The following policies are considered to be most relevant to the proposed amendments.

SP1 (Spatial Principles), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), and DM1 (Development Management).

For reasons set out below the amended proposals would continue to align with these policies.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings);

For reasons set out below the amended proposals would continue to align with these policies.

Places for Everyone - The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following sections of the National Planning Policy Framework are of relevance to this application:

Policy JP-Strat1 and Policy JP-P 2 (Heritage)

For reasons set out below the amended proposals would continue to align with these sections.

Principle of the proposed amendments and potential impacts on visual amenity

It is noted that a number of the amendments are necessary to ensure that the building is delivered in a manner that it is structurally robust and fit for purpose. The amendments as outlined above would not undermine the overall design quality of the previously approved development or make any significant level of perceptible change to the overall original design intent.

The following is also noted:

Back painted glass plant screen changed to metal handrail system (around the perimeter at the top of the 10th floor roof pavilion) - This metal balustrade would match the approved metal balustrade around the terrace a floor below on the facade line. This will mitigate any perceived visual impact from the change.

Capless glazed curtain walling system changed to anodised capped curtain walling system.- This change is required because the movement and deflections defined by with the structural design through detail design after planning submission could not be accommodated in a capless system whereas a capped system can accommodate additional movement. The proposed caps for Plot 9a will be blue grey and anodised. The proposed system is a Schueco system which is an industry leading system and the sight lines are 60mm which is narrower than a unitised system. This will mitigate any perceived visual impact from the change.

Manifestation added to glazing (Ground floor glazing)- This would not obscure views in and retain the level activate frontage, it's purpose is to alert people to the prescence of glazing and avoid collisions with the glass.

Additional mullion (End bays in the east and west elevation) - This change is driven by the glass sizes in these bays at the ground floor which are large: The approved glass size would be significantly heavier than the other glass and would exceed the limits of the system and its components, i.e. brackets, bolts, hooks etc. In addition the width and height requirements shown in the approved drawings exceed the glass processing restrictions of commercially available glass. (As the height is over 4m the width cannot typically exceed around 2.4m) Delivering the approved proposal would result in a different appearance of the glass and frames as the rest of the ground floor. Architecturally it is considered better to add an additional mullion to reduce the glass weights and have a consistent visual appearance, In order to maintain the architectural design intent of lining through the mullions at the ground and upper floors, the upper floor have also been divided into three bays. The proposed sizes of glass are 2.15m wide which is wider than the typical office glazing module of 1.5m and will appear generous. A number of studies were investigated to ensure the change appeared considered and intentional.

Overall, the proposed changes are considered to be minor material in nature. The amended appearance would continue to represent a high quality design.

On the above basis the quality of the design would continue to be consistent with section 12 of the National Planning Policy Framework and Core Strategy Policies SP1, DM1, EN3, CC10 EN1 and CC9

Impact on the setting of Listed Buildings – It is considered that the proposed amendments would not be material in terms the previously accepted negative impact on the local views and the setting of listed buildings.

Any harm to its significance would continue to be at the lower level of less than substantial overall. There would be negligible impact on the setting of adjacent listed buildings.

Given the level of harm paragraph 208 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use which can include heritage benefits.

Overall the proposals would continue to be a high quality design which is considered to be acceptable within its context.

In the context of the NPPF and Section 66 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the setting of adjacent listed buildings and the public benefits weighed against the level of harm.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving and enhancing the setting of adjacent listed buildings as required by virtue of Section 66 of the Listed Buildings Act, the less than substantial would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 205, 206 and 208 of the NPPF and that in view of this, it is considered that the proposed development would be consistent with sections 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policy 19.1 and Places for Everyone Policy JP-P 2 (Heritage).

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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) to be attached to decision for approval

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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Environment Agency

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL