

2nd October 2024

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Angela Leckie

Dear Angela,

First Street Plot 10b, Manchester – Application for Minor Material Amendments to Planning Permission Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023).

Please find enclosed an application under Section 73 ('S73') of the Town and Country Planning Act 1990 for proposed Minor-Material Amendments to Planning Permission Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023). This application is submitted on behalf of House of Social 1 Ltd (the 'Applicant').

Background

On 25th July 2023, planning permission was granted for the Proposed Development (also referred to as the 'Plot 10b, First Street') in Manchester City Centre (Ref. 136170/FO/2023). The description of development approved under application Ref. 136170/FO/2023 is as follows:

"Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B)."

Subsequently, a further application (Ref. 137946/NMC/2023) was made for NMA to the original permission above that sought to revise the time triggers for a specific set of conditions to maintain the construction programme. The NMA was approved on 12th September 2023 with the following description of development:

"Non Material amendment to alter the wording of Conditions 3a (Materials and Samples), 3b (Circular Economy Statement), 6 (Landscape Programme) and 14a (Acoustic Insulation Scheme: Residential) attached to Planning Permission 136170/FO/2023"

On 27 September 2024, a further NMA was submitted seeking some further amendments, with the following description of development:

“Variation of Condition 2 attached to Planning Permission 136170/FO/2023 (as amended by 137946/NMC/2023) to enable non-material amendments to internal layouts, and external façade changes”

This application is currently awaiting validation.

This application seeks to alter the design to incorporate a service hatch that will allow for coffee to be served externally to the building in a single dedicated area outside the food-hall; as well as amendments to the Student Management Plan.

These two changes are captured within this S73 application. Further details of the proposed amendments are provided within the following section.

Pre-application consultation

This application is submitted following pre-application consultation with the Local Planning Authority (‘LPA’). It was agreed with the LPA, in early 2024, that the proposed amendments should be progressed through a S73 Application.

Proposed amendments

Inclusion of service hatch

The proposed design amendments consist of incorporating a service hatch into the existing plans for the House of Social food-hall. This hatch will be integrated into the northern facade of the building, specifically designed for the purpose of serving takeaway coffee. The hatch will be positioned within the northern facade to allow for efficient service and queuing management, ensuring minimal disruption to pedestrian flow and the surrounding area. A plan is shown below in Figures 1 and 2 which depicts the proposed indicative layout of the service hatch and its associated kitchen area for reference.

Further information can be found within the supporting planning drawings submitted with this application (and outlined in Table 1 below), as well as the supporting ‘Service Hatch: Operational Management Strategy’ submitted with this application.

Figure 1 – Ground Floor GA – prepared by Tim Groom Architects, 2024 (service hatch outline in red)

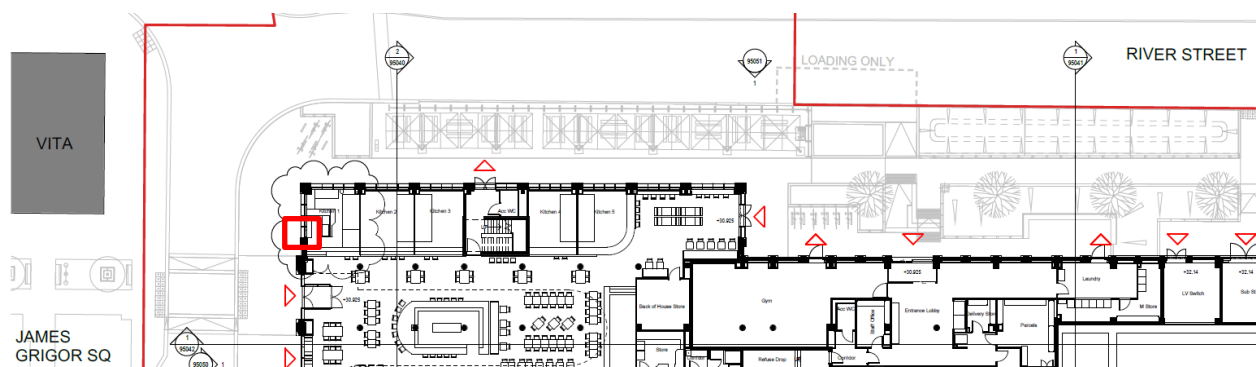
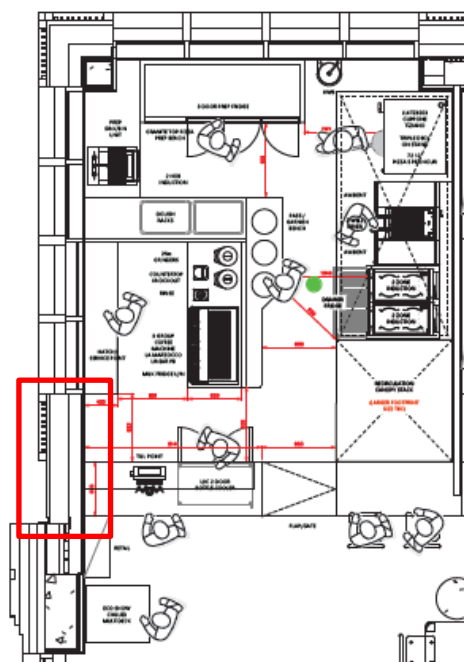


Figure 2 – Indicative layout – prepared by Tim Groom Architects, 2024 (service hatch outlined in red)



Indicative layout for Kitchen 1

The table below identifies which drawings will be superseded by new drawings, as a result of the amendments to Plot 10b, First Street:

Drawing Number	Drawing Title	Update / New Revision No.
1172-TGA-XX-00-DR-A-95030 P06	GA – Level 00 (Ground Floor)	P06 to P07
1172-TGA-XX-XX-DR-A-95050 P05	GA – North Elevation	P05 to P06
HS-TGA-XX-ZZ-DR-A-95215 P01	Typical Bay Study – Ground Floor Food Hall Servery Hatch	New Drawing

Changes to Student Management Plan

The Applicant is also seeking to improve the overall efficiency of the on-site management by consolidating the out-of-hours team into one location. During these hours, the management team for both this building and the existing Vita Student at 13 Jack Rosenthal Street will be located within the Vita Student building reception desk.

As stated in the revised Student Management Plan, contact from students to the team will all be signposted via the brand 'My Account' messaging system which allows students to send direct communication to the teams for queries, help or support. The team will monitor both sites through a linked system on an IPAD. All elements of security, mechanical and fire will be linked via an IPAD, alerting the team to any issues that may arise. The IPAD will also show both brands CCTV to allow the night team to monitor access into the site and communal spaces.

The revised Student Management Plan will not lead to any reduction in the quality or efficacy of the building management during out-of-hours times.

Conditions to be amended

In order for the proposed amendments to be reflected within the original Planning Permission Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023) the wording of specific planning conditions will need to be amended. This is to take into account the relevant revised drawings and documents. Furthermore, conditions will also be reflected to capture the condition wording changes relating to Ref. 137946/NMC/2023, as well as any condition discharges (to reflect compliance).

The changes required to the remaining conditions are set out in Appendix 1, with proposed amendments highlighted in **bold**.

Effects of the Proposed Changes

The above changes have been reviewed by the technical team to determine whether any the proposed amendments result in any changes to the conclusions of their assessments approved under the approved permission. The proposed amendments result in no changes to the supporting technical reports.

Nonetheless, an assessment of the relevant key planning considerations has been outlined below.

Impacts on local amenity

The proposed inclusion of the new service hatch and changes to the night-time student management team will not lead to any additional impacts on local amenity arising from the approved development.

The service hatch is designed to enhance operational efficiency without compromising the amenity of the local community. It will serve as a dedicated point for grab-and-go coffee, reducing congestion within the main food hall during peak hours. To mitigate potential noise concerns, the hatch will only operate during fair weather days between 7:30am and 7pm, as detailed in the submitted Operational Management strategy. External delivery platforms will not utilise the hatch, with all deliveries utilising the designated delivery door as approved, monitored by staff to prevent disruptions. Staff will actively manage queues to avoid crowding around the hatch. As detailed in the supporting Access Technical Note prepared by SLR, there will be sufficient space allowed for limited disruption outside the hatch within the highway.

The night-time / out of hours student management strategy, as outlined in the revised Student Management Plan, involves consolidating the team to cover both House of Social and the adjacent Vita Student building. This consolidated team will be stationed at the Vita Student reception desk, providing a central point of contact for improved response times and efficient management of both properties. Leveraging technology, the team will monitor both buildings through a linked system on an iPad, providing real-time updates on security, mechanical systems, fire alarms, and CCTV footage. Students will continue to use the existing 'My Account' messaging system for all queries and communication, ensuring a seamless transition and efficient resolution of any issues.

In summary, the proposed development seeks to improve operational efficiency while prioritising the comfort and wellbeing of residents. The service hatch's limited operating hours, designated delivery procedures, and proactive management mean that it will not lead to additional noise or disruption. The consolidated night-time management team, operating from a central location and utilising technology for

real-time monitoring, ensures a swift and effective response to any issues that may arise, further contributing to a safe and positive living environment.

Planning Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”

Planning Framework

The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

DEVELOPMENT PLAN			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
MATERIAL CONSIDERATIONS			
NATIONAL		National Planning Policy Framework (2023)	Historic England’s Guidance Note 4 Tall Buildings (2022)
LOCAL	Supplementary Planning Documents	Guide to Development in Manchester (2007)	Provision for Housing Choice (2008)
Supplementary Planning Guidance		Design for Access (2003)	Manchester Residential Quality Guidance (2017)

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application, considering that there is an extant permission, and the proposed adjustments are considered to be minor in their nature. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan and the National Planning Policy Framework.

The 'Places for Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024. Subsequent to this, MCC published an addendum to the Manchester Core Strategy (dated 2024) which outlines where Core Strategy policies have been partially replaced by PfE policies. As such, the application has been prepared with consideration to the policies which supersede these specific Core Strategy policies, as well as any new policy requirements set by PfE itself. An assessment of the relevant additional requirements set by the PfE has been outlined below:

- **Sustainable and Resilient Places:** At the Regional level, PfE enforces the ambition to bring forward urban / brownfield land for development. Policy JP-Strat2 supports the expanding role the City Centre plays in being the primary focus for business, retail, leisure, culture and tourism activity, with an emphasis on development in the City Centre being high density. The proposed hatch will support the success of the foodhall, making a positive contribution to First Street as a popular mixed-use area of the city.
- **Places for People:** The PfE Plan contains a number of policies which seek to ensure that new development is as sustainable as possible, with a strong emphasis on protecting the environment and minimising waste (Policy JP-S1: Sustainable Development, Policy JP-S2: Carbon and Energy, Policy JP-S3: Heat and Energy Networks, Policy JP-S4: Flood Risk and the Water Environment, Policy JP-S5: Clean Air, Policy JP-S6: Resource Efficiency). The proposed amendments seek to increase the overall amenity offer within the First Street masterplan with the inclusion of the dedicated service hatch which maintains the same level of design quality. Overall, the proposed changes to the scheme do not result in any significant impacts to the sustainability credentials of the approved scheme. The construction will continue to meet the highest of sustainable construction standards based on the principles of the Building Research Establishment's environmental assessment models, meeting a rating of BREEAM "Excellent".
- **Places for Jobs:** The Proposed Development will help to support economic growth by aligning with objectives set out by Policy JP-J1 'Supporting Long-Term Economic Growth' by '*providing the high quality, sustainable living environments that will help to attract and retain skilled workers*'. The proposed hatch will support coffee retailers, enhancing the overall variety of retail offer of the proposed PBSA and food-hall which will seek to provide direct jobs with their operation, as well as by providing the required PBSA accommodation needed to support the local universities.
- **Places for People:** The Proposed Amendments primarily relate to design changes in order to improve the operational efficiency of the food-hall and overall design quality. It is considered that these design changes only seek to improve design quality and are only minor in scale.
- **Connected Places:** The Proposed Amendments do not result in any changes to the Transport Strategy, which is supported by the Transport related policies outlined within PfE.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan;
- Non-Material Amendments – Supporting Document (Ref. 1172-TGA-XX-XX-RP-A-FI_10_10-00254) prepared by Tim Groom Architects;
- Revised Student Management Plan, prepared by House of Social;
- Operational Management Strategy, prepared by House of Social;
- Access Technical Note, prepared by SLR;
- Revised Drawing Pack prepared by Tim Groom Architects, listed in the above table.

Should the application proposals be granted planning permission, then a Deed of Variation to the current S106 Agreement will be required to make reference to the new decision notice within the Appendix of the existing S106 so that it is correctly aligned.

Summary and Conclusion

This application is to facilitate design amendments to the Plot 10b, First Street. The proposed Description of Development for this application is as follows:

“Minor material amendment to vary conditions 2, 3, 5, 6, 10, 12, 13, 14, 19, 21, 22, 35, 36, 37, 40, 46 and 47 attached to Planning Permission for 136170/FO/2023 in order to enable the inclusion of a service hatch into the ground floor food-hall, as well as rationalisation of Student Management Plan”

The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site.

The proposals are supported by the Development Plan when read as a whole and by relevant material considerations. We therefore respectfully request that this application be supported by the Local Planning Authority.

The application is submitted through Planning Portal, reference PP-13453797. Payment has been sent via Planning Portal for the sum of £293 in respect of the application fee.

We would be grateful if you would notify us of validation of the Application, and please do not hesitate to contact Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / +44 113 292 1119) or Cameron Radford (cameronradford@deloitte.co.uk / 0161 455 6768).

Yours sincerely,



Deloitte LLP

Enc.

Appendix 1 – Proposed condition wording amendments

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
2	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: (a) Dwgs 1172-TGA-XX-XX-DR-A-95020 P07 (Location Plan) and 1172-TGA-XX-XXDR-A-95021 P06 (Proposed Site Plan) (b) Dwgs 1172-TGA-XX-00-DR-A-95030 P06 , 1172-TGA-XX-01-DR-A-95031 P04, 1172-TGA-XX-ZZ-DR-A-95032 P03 , 1172-TGA-XX-ZZ-DR-A-95033 P03, 1172-TGAXX-14-DR-A-95034 P03 , 1172-TGA-XX-XX-DR-A-95040 P03, 1172-TGA-XX-XX-DRA-95041 P03 , 1172-TGA-XX-XX-DR-A-95042 P03, 1172-TGA-XX-XX-DR-A-95050 P05 , 1172-TGA-XX-XX-DR-A-95051 P05, 1172-TGA-XX-XX-DR-A-95052 P04 , 1172- TGA-XX-XX-DR-A-95053 P05, 1172-TGA-XX-ZZ-DR-A-95210 P04 , 1172-TGA-XX-ZZDR-A-95211 P04, 1172-TGA-XX-ZZ-DR-A-95212 P04, 1172-TGA-XX-ZZ-DR-A-95213 P04 and 1172-TGA-XX-ZZ-DR-A-95214 P03; (d) Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3- PLA-ZZ-00-DR-L-009 P03; (e) Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23; (f) Accommodation	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: (a) Dwgs 1172-TGA-XX-XX-DR-A-95020 P07 (Location Plan) and 1172-TGA-XX-XXDR-A-95021 P06 (Proposed Site Plan) (b) Dwgs 1172-TGA-XX-00-DR-A-95030 P07 , 1172-TGA-XX-01-DR-A-95031 P04, 1172-TGA-XX-ZZ-DR-A-95032 P03 , 1172-TGA-XX-ZZ-DR-A-95033 P03, 1172-TGAXX-14-DR-A-95034 P03 , 1172-TGA-XX-XX-DR-A-95040 P03, 1172-TGA-XX-XX-DRA-95041 P03 , 1172-TGA-XX-XX-DR-A-95042 P03, 1172-TGA-XX-XX-DR-A-95050 P06 , 1172-TGA-XX-XX-DR-A-95051 P05, 1172-TGA-XX-XX-DR-A-95052 P04 , 1172- TGA-XX-XX-DR-A-95053 P05, 1172-TGA-XX-ZZ-DR-A-95210 P04 , 1172-TGA-XX-ZZDR-A-95211 P04, 1172-TGA-XX-ZZ-DR-A-95212 P04, 1172-TGA-XX-ZZ-DR-A-95213 P04 and 1172-TGA-XX-ZZ-DR-A-95214 P03; (d) Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3-PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L-003 P06 and PL1471.3- PLA-ZZ-00-DR-L-009 P03; (e) Crime Impact Statement Version B 06 01 23 stamped as received on 17-02-23; (f) Accommodation	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information.

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	Schedule Page 92 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-AFI_10_10-00250 stamped as received on 27-04-23 and Room Area Per Cluster Schedule - Scenario 01 stamped HS-TGA-Z100-SC-XX-00002 stamped as received on 17-05-23; (g) Section 4 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-AFI_10_10-00250 stamped as received on 27-04-23; (h) PLOT 10B FIRST STREET, MEDLOCK STREET, MANCHESTER WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WORKS by PCA January 2023 stamped as received on 01-03-23; (i) Inclusions of measures and targets in the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Preassessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23' (j) Broadband Connectivity Assessment Plot 10b First Street Manchester by G Tech dated 17/01/2023 stamped as received on 01-03-23; (k) House of Social 1 Ltd WASTE & SERVICING STRATEGY REPORT Plot 10b, April 2023 First Street stamped as received on 27-04-23; (l)	Schedule Page 92 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-AFI_10_10-00250 stamped as received on 27-04-23 and Room Area Per Cluster Schedule - Scenario 01 stamped HS-TGA-Z100-SC-XX-00002 stamped as received on 17-05-23; (g) Section 4 of the PLOT 10B FIRST STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT, 1172-TGA-XX-XX-RP-AFI_10_10-00250 stamped as received on 27-04-23; (h) PLOT 10B FIRST STREET, MEDLOCK STREET, MANCHESTER WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WORKS by PCA January 2023 stamped as received on 01-03-23; (i) Inclusions of measures and targets in the ENERGY STRATEGY REPORT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 30.01.2023 , ENVIRONMENTAL STANDARDS STATEMENT HOUSE OF SOCIAL 1 Ltd FIRST STREET MANCHESTER 16.01.23 both stamped as received on 01-03-23 and BREEAM Preassessment Report VITA Student Accommodation by AA Projects stamped as received on 17-02-23' (j) Broadband Connectivity Assessment Plot 10b First Street Manchester by G Tech dated 17/01/2023 stamped as received on 01-03-23; (k) House of Social 1 Ltd WASTE & SERVICING STRATEGY REPORT Plot 10b, April 2023 First Street stamped as received on 27-04-23; (l)	

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23; (m) FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23; (n) Flood Risk Assessment & Outline Drainage Strategy Plot 10b First Street for House of Social 1 Ltd by Roc stamped as received on 01-03-23; (o) Ventilation Strategy Report House of Social First Street, by Ridge dated 19-01-23 and stamped as received on 01-03-23; (p) HOUSE OF 1 SOCIAL LTD, PLOT 10B, FIRST STREET REGENERATION, AREA, MANCHESTER, EXTENDED PHASE 1 HABITAT SURVEY AND BASELINE BIODIVERSITY NET GAIN ASSESSMENT by Penny Anderson Associates Ltd stamped as received on 01-03-23; (q)Phase 1 Desktop Study, Plot 10b First Street for House of Social 1 Ltd, dated 10-01-23 stamped as received on 17-02-23, Phase 2 Site InvestigationPlot 10B First Street, for Vita Group dated 22-12-22 stamped as received on 01-03-23 and House of Social, First Street Ground Gas Addendum dated 20-01-23 stamped as received on 17-02-23 all by Roc; (r) Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23; (s) House of Social 1 Ltd Plot 10b, First Street Framework Travelplan and Transport	Plot 10b First Street House of Social 1 Ltd Fire Statement dated 23-01-23, stamped as received on 01-03-23; (m) FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23; (n) Flood Risk Assessment & Outline Drainage Strategy Plot 10b First Street for House of Social 1 Ltd by Roc stamped as received on 01-03-23; (o) Ventilation Strategy Report House of Social First Street, by Ridge dated 19-01-23 and stamped as received on 01-03-23; (p) HOUSE OF 1 SOCIAL LTD, PLOT 10B, FIRST STREET REGENERATION, AREA, MANCHESTER, EXTENDED PHASE 1 HABITAT SURVEY AND BASELINE BIODIVERSITY NET GAIN ASSESSMENT by Penny Anderson Associates Ltd stamped as received on 01-03-23; (q)Phase 1 Desktop Study, Plot 10b First Street for House of Social 1 Ltd, dated 10-01-23 stamped as received on 17-02-23, Phase 2 Site InvestigationPlot 10B First Street, for Vita Group dated 22-12-22 stamped as received on 01-03-23 and House of Social, First Street Ground Gas Addendum dated 20-01-23 stamped as received on 17-02-23 all by Roc; (r) Television and Radio Reception Impact Assessment Plot 10b First Street Manchester by GTech stamped as received on 01-03-23; (s) House of Social 1 Ltd Plot 10b, First Street Framework Travelplan and Transport	

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	Statement by Vectos both dated April 23 and stamped as received on 27-04-23; (t) Food Hall Management Plan First Street, Manchester stamped as received on 17-02- 23; (u) Student Management Plan stamped as received on 12-05-23 (v) First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23; (w) House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos; (x) ES Volume 1 Main Text: 1. Introduction 2. EIA Methodology 3. Site, Surroundings and Description of Proposals 4. Alternatives and Design Evolution 26 5. Construction Phasing and Methodology , 6. Air Quality, 7. Climate Change, 8. Daylight, Sunlight and Overshadowing, 9. Human Health, 10. Noise and Vibration, 11. Socio-Economics, 12. Townscape and Visual Impact, 13. Wind Microclimate, 14. Summary of Residual Impacts 15. Type 1 Cumulative Effects (y) ES Volume 2 List of Appendices Chapter 1: Introduction Appendix 1.1 - Site Location Plan Chapter 2: Environmental Impact Assessment Methodology Appendix 2.1 - ES Scoping Report Appendix 2.2 - Committed Developments Appendix 2.3 - EIA Scoping Opinion Chapter 3: Alternatives and Design Evolution No appendices Chapter 4: Site, Surroundings and Description of Proposals No appendices	Statement by Vectos both dated April 23 and stamped as received on 27-04-23; (t) Food Hall Management Plan First Street, Manchester stamped as received on 17-02- 23; (u) Student Management Plan stamped as received on 12-05-23 (v) First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23; (w) House of Social, Plot 10b, First Street, Response to MCC Comments - Note 01, May 2023 by Vectos; (x) ES Volume 1 Main Text: 1. Introduction 2. EIA Methodology 3. Site, Surroundings and Description of Proposals 4. Alternatives and Design Evolution 26 5. Construction Phasing and Methodology , 6. Air Quality, 7. Climate Change, 8. Daylight, Sunlight and Overshadowing, 9. Human Health, 10. Noise and Vibration, 11. Socio-Economics, 12. Townscape and Visual Impact, 13. Wind Microclimate, 14. Summary of Residual Impacts 15. Type 1 Cumulative Effects (y) ES Volume 2 List of Appendices Chapter 1: Introduction Appendix 1.1 - Site Location Plan Chapter 2: Environmental Impact Assessment Methodology Appendix 2.1 - ES Scoping Report Appendix 2.2 - Committed Developments Appendix 2.3 - EIA Scoping Opinion Chapter 3: Alternatives and Design Evolution No appendices Chapter 4: Site, Surroundings and Description of Proposals No appendices	

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	Chapter 5: Construction Management and Phasing Appendix 5.1 - Plot 10a Construction Management Plan and TMP Appendix 5.2 - Plot 10b Construction Management Plan Chapter 6: Air Quality Appendix 6.1 - Air Quality Technical Appendix Appendix 6.2 - Air Quality Figures Chapter 7: Climate Change Appendix 7.1 - Plot 10a Whole Life Carbon Assessment Appendix 7.2 - Plot 10b Whole Life Carbon Assessment Appendix 7.3 - Climate Change Risk Review Chapter 8: Daylight, Sunlight and Overshadowing Appendix 8.1 - 10A - Massing Images Baseline v Proposed Appendix 8.2 - Window Maps Appendix 8.3 - 10A Technical Analysis Results Appendix 8.4 - 10B - Massing Images Baseline v Proposed Appendix 8.5 - 10B Technical Analysis Results Appendix 8.6 - 10A + 10B - Massing Images Baseline v Proposed Appendix 8.7 - 10A + 10B Technical Analysis Results Appendix 8.8 - Massing Images - Cumulative Scenario Appendix 8.9 - Technical Analysis Results - Cumulative Scenario Appendix 8.10 - Mirror Image Analysis Appendix 8.11 - Façade Study (z) ES Volume 3 -Non Technical Summary all stamped as received on 23-01-23 As supplemented by: Measures within the and Air Quality Technical Note - Plot 10b by Cundall dated 31-03-23 stamped as received on 27-04-23; Plot 10b: House of Social Wind Microclimate Technical Note by arcaero	Chapter 5: Construction Management and Phasing Appendix 5.1 - Plot 10a Construction Management Plan and TMP Appendix 5.2 - Plot 10b Construction Management Plan Chapter 6: Air Quality Appendix 6.1 - Air Quality Technical Appendix Appendix 6.2 - Air Quality Figures Chapter 7: Climate Change Appendix 7.1 - Plot 10a Whole Life Carbon Assessment Appendix 7.2 - Plot 10b Whole Life Carbon Assessment Appendix 7.3 - Climate Change Risk Review Chapter 8: Daylight, Sunlight and Overshadowing Appendix 8.1 - 10A - Massing Images Baseline v Proposed Appendix 8.2 - Window Maps Appendix 8.3 - 10A Technical Analysis Results Appendix 8.4 - 10B - Massing Images Baseline v Proposed Appendix 8.5 - 10B Technical Analysis Results Appendix 8.6 - 10A + 10B - Massing Images Baseline v Proposed Appendix 8.7 - 10A + 10B Technical Analysis Results Appendix 8.8 - Massing Images - Cumulative Scenario Appendix 8.9 - Technical Analysis Results - Cumulative Scenario Appendix 8.10 - Mirror Image Analysis Appendix 8.11 - Façade Study (z) ES Volume 3 - Non Technical Summary all stamped as received on 23-01-23 As supplemented by: Measures within the and Air Quality Technical Note - Plot 10b by Cundall dated 31-03-23 stamped as received on 27-04-23; Plot 10b: House of Social Wind Microclimate Technical Note by arcaero stamped as received on 27-	

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	stamped as received on 27-04-23; Sunlight and Daylight Technical Note by Proximity stamped as received on 27-04-23; and Sunlight Impacts Summary Table stamped as received on 20-04-23	04-23; Sunlight and Daylight Technical Note by Proximity stamped as received on 27-04-23; and Sunlight Impacts Summary Table stamped as received on 20-04-23 Non-Material Amendments – Supporting Document (Ref. 1172-TGA-XX-XX-RP-A-FI_10_10-00252) prepared by Tim Groom Architects, stamped and received on [INSERT DATE]. S73 Amendments – Supporting Document (Ref. 1172-TGA-XX-XX-RP-A-FI_10_10-00254) prepared by Tim Groom Architects; Revised Student Management Plan, prepared by House of Social; Operational Management Strategy, prepared by House of Social; Access Technical Note, prepared by SLR; stamped and received on [INSERT DATE].	
3	a) Notwithstanding the details submitted with the application, within 8 weeks of the core construction commencing the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: *hand sized samples and specifications of all materials to be used on all external elevations; *drawings to illustrate details of full sized	a) Notwithstanding the details submitted with the application, the development should be built in accordance with the following drawings and documents: Materials Programme, prepared by Tim Groom Architects; Schedule of Materials prepared by Tim Groom Architects; Visual Mock Up Panel – Elevation and Section, prepared by Tim Groom Architects; Circular Economy Statement,	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information (i.e. compliance condition).

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	sample panels that will be produced in line with an agreed programme: and *a programme for the production of the full sized sample panels and strategy for quality control management; and The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames and (b)Within 8 weeks of core construction commencing submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the Monitoring and Mitigation as set out in the Plot 10, First Street Environmental Statement (Chapter 7) February 2023 stamped as received on 01-03-23; (c) The sample panels and quality control management strategy shall then be submitted	prepared by WSP, all submitted and approved by Ref. CDN/23/0656. and Quality Control Strategy prepared by Renaker, submitted and approved by Ref. CDN/24/0781.	

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above		
5	No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority Display of an emergency contact number o Arrangements that no noisy work shall commence before 08:30 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 Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;	The development shall be built in accordance with CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN, PLANNING CONDITION 5 and 45, Planning application number :- 136170/FO/2023 Revision D - July 2023, submitted and approved by Ref. CDN/23/0519.	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information (i.e. compliance condition).

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	o Parking of construction vehicles and staff; and o Sheeting over of construction vehicles.		
6	Notwithstanding the documents detailed in condition 2, within 8 weeks of the core construction commencing a programme for submission of final details of the public realm works and highway works as shown in FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23 and Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3- PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L003 P06 and PL1471.3-PLA-ZZ-00-DR-L-009 P03 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted. For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.	Notwithstanding the documents detailed in condition 2, and House of Social Materials Samples Programme (approved by Ref. CDN/23/0656) submission of final details of the public realm works and highway works as shown in FIRST STREET PLOT 10B, MANCHESTER, DOCUMENT, LANDSCAPE DESIGN & ACCESS STATEMENT dated 28-03-23 by P.ie stamped as received on 27-04-23 and Dwgs PL1471.3-PLA-ZZ-00-DR-L-001 P11, 1471.3- PLA-ZZ-00-DR-L-007 P06, 1471.3-PLA-ZZ-00-DR-L-005 P06, 1471.3-PLA-ZZ-00-DR-L003 P06 and PL1471.3-PLA-ZZ-00-DR-L-009 P03 shall be submitted and approved in writing by the City Council as Local Planning Authority. The following details should be submitted to the City Council in accordance with the House of Social Materials Samples Programme (approved by Ref. CDN/23/0656). For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.	This is to ensure that the details are provided as required, in line with the approved Samples Programme.

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people); (b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site; (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance; (d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as	(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people); (b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site; (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance; (d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as	

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	infiltration, swales, soakways, rain gardens and permeable surfaces; (e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people); (f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and (g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people. The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles and shall then be submitted and approved in writing by the City Council as local	infiltration, swales, soakways, rain gardens and permeable surfaces; (e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people); (f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and (g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people. The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles and shall then be submitted and approved in writing by the City Council as local	

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	planning authority in accordance with the programme as agreed above. All of the above shall be fully implemented prior to occupation of the development. 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,	planning authority in accordance with the programme as agreed above. All of the above shall be fully implemented prior to occupation of the development. 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,	
10	Notwithstanding the details as set out within condition 2 (n) no development shall take place until a scheme for the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements and national standards and details has been submitted to and approved in writing by the Local Planning Authority. This shall include: *A finalised drainage layout showing all components, outfalls, levels and connectivity,	The development shall be built in accordance with Drainage Technical Note by ROC 05/06/2023; and Dwgs EX-PTE-G710-PL-GRD-6004 , Z1-ROC-G580-PL-XX-DR01 , Z1-ROC-G580-PL-XX-DR02, Z1-ROC-G580-PL-XX-DR03 and Z1-ROC-G580-PL-XX-DR04, submitted and approved by Ref. CDN/23/0519.	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information (i.e. compliance condition).

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	limiting surface water discharge to a maximum 5l/s; *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable; * 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. *Property threshold levels must be set a minimum of 30.925m AOD, in line with the		

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	proposed Flood Risk Assessments (FRA). Providing the Environment Agency agree, given the main risk of flooding at this location is associated to River Medlock (statutory main river).* *Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required. *Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.		

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	*Evidence of an agreement in principle to divert the existing United Utilities sewer within the site boundary. * Hydraulic calculation of the proposed drainage system; * Construction details of flow control and SuDS elements.		
12	Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before use of the gym area as shown in dwg 1172-TGA-XX-00-DR-A-95030 P06 commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the PBSA above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment	Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before use of the gym area as shown in dwg 1172-TGA-XX-00-DR-A-95030 P07 commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the PBSA above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information.

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	noise) in each octave band at the facade of the nearest noise sensitive location. The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.	noise) in each octave band at the facade of the nearest noise sensitive location. The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.	
13	The PBSA accommodation hereby approved shall be operated in accordance with the Student Management Plan stamped as received on 12-05-23	The PBSA accommodation hereby approved shall be operated in accordance with the revised Student Management Plan dated September 2024 stamped as received on [INSERT DATE]	In order to formalise the proposed Student Management Plan as the latest version.
14	Notwithstanding the details within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23:	a) Notwithstanding the details submitted with the application, the development should be built in accordance with the HOUSE OF SOCIAL, MANCHESTER, REPORT TITLE INTRUSIVE NOISE STUDY HS-FAC-A180-RP-XX-003 DATE 20	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request for the development to be built out

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	a) Within 8 weeks of core construction commencing a scheme for acoustically insulating the proposed residential accommodation against noise from the nearby road network and any nearby commercial premises shall be submitted to and approved 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. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. 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 with windows closed: Bedrooms (night tme - 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 (daytme - 07.00 -	NOVEMBER 2023 by Fisher Acoustics, submitted and approved by Ref. CDN/23/0656. The approved noise insulation scheme and vibration mitigation measures shall be completed before any of the dwelling units are occupied. b) Prior to first occupation of the residential units, a verification report shall 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 the internal noise 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 internal noise criteria.	in accordance with this information (i.e. compliance condition).

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	23.00) 35 dB LAeq Gardens and terraces (dayme) 55 dB LAeq 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 scheme and vibration mitigation measures shall be completed before any of the dwelling units are occupied. b) Prior to first occupation of the residential units, a verification report shall 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 the internal noise 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 internal noise criteria.		

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
19	Prior to the use of the External Seating Area associated with the Food Hall as shown in dwg 1172-TGA-XX-00-DR-A-95030 P06 commencing final details of the seating, tables, boundary treatment, any other associated structures and details of how and where these structures would be stored / secured outside of the approved operating hours shall be submitted and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented and remain in place for as the area is in use.	Prior to the use of the External Seating Area associated with the Food Hall as shown in dwg 1172-TGA-XX-00-DR-A-95030 P07 commencing final details of the seating, tables, boundary treatment, any other associated structures and details of how and where these structures would be stored / secured outside of the approved operating hours shall be submitted and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented and remain in place for as the area is in use.	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information.
21	Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.	The development shall be built in accordance with Phase 3a Site Remediation Strategy, 4513- ROC-ZZ-XX-RP-ES-RMS, House of Social, First Street, dated 30/06/2023, by ROC Consulting, and the Piling Risk Assessment Plot 10B First Street, House of Social, submitted and approved by Ref. CDN/23/0519.	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information (i.e. compliance condition).
22	a) At periodic intervals as agreed with the Work and Skills Team prior to commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning	a) The development shall be built in accordance with First Street Local Labour Agreement - June 2, submitted and approved by Ref. CDN/23/0519.	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information (i.e. compliance condition).

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	Authority. The document shall be implemented as part of the construction of the development and will be reviewed periodically The Report will confirm the following: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	The document shall be implemented as part of the construction of the development and will be reviewed periodically The Report confirms the following measures: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	
35	No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwg 1172-TGA-XX-00-DR-A-95030 P06) shall open outwards onto adjacent public highway.	No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwg 1172-TGA-XX-00-DR-A-95030 P07) shall open outwards onto adjacent public highway.	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore request for the

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
			development to be built out in accordance with this information.
36	The 88 cycle parking spaces and 12 spaces within the public realm shall be fully implemented as shown in dwg 1172-TGA-XX-00-DR-A-95030 P06 along with the 'Free to Hire; scheme as detailed within the House of Social 1 Ltd Plot 10b, First Street Framework Travelplan dated April 23 and stamped as received on 27-04-23; The development shall not be occupied unless and until the above cycle parking spaces and 'Free to Hire' scheme are in place	The 88 cycle parking spaces and 12 spaces within the public realm shall be fully implemented as shown in dwg 1172-TGA-XX-00-DR-A-95030 P07 along with the 'Free to Hire; scheme as detailed within the House of Social 1 Ltd Plot 10b, First Street Framework Travelplan dated April 23 and stamped as received on 27-04-23; The development shall not be occupied unless and until the above cycle parking spaces and 'Free to Hire' scheme are in place	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information.
37	a) No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the	Notwithstanding the details submitted with the application, the development should be built in accordance with the following drawings and documents: a) First Street, House of Social 1 Ltd, Operational Unexploded Ordnance (UXO) Emergency Response Plan 8th June 2023, all approved by Ref. CDN/23/0519; and Explosive Ordnance Safety & Awareness Briefing Attendance Register, prepared by 6 Alpha; Operational Unexploded Ordnance (UXO) Emergency Response Plan, prepared by	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information (i.e. compliance condition).

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	detailed risk management programme / plan approved pursuant to paragraph b) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated. If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification. If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under	6 Alpha; Detailed Unexploded Ordnance (UXO) Threat & Risk Assessment, prepared by 6 Alpha; Site Induction, prepared by Renaker, all approved by CDN/24/0781. No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph b) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated. If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan	

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023))	Proposed Condition Wording	Reason
	40a) is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.	is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.	
40	The proposed gym use hereby approved as shown in dwg 1172-TGA-XX-00-DR-A95030 P06 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.	The proposed gym use hereby approved as shown in dwg 1172-TGA-XX-00-DR-A-95030 P07 shall be ancillary to the PBSA hereby approved and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information.
42	Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, shall be	The development shall be built in accordance with Drainage Technical Note by ROC 05/06/2023; and Dwgs EX-PTE-G710-PL-GRD-6004 , Z1-ROC-G580-PL-XX-DR01 , Z1-ROC-	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the use first commences.	G580-PLXX-DR02, Z1-ROC-G580-PL-XX-DR03 and Z1-ROC-G580-PL-XX-DR04 submitted and approved by Ref. CDN/23/0519.	for the development to be built out in accordance with this information (i.e. compliance condition).
46	Any external food delivery services will collect the food from the service yard as shown on Dwg 1172-TGA-XX-00-DR-A-95030 P06 goods in delivery door which shall be monitored by front of house staff to ensure all deliveries are collected from here and drivers / cyclists do not enter the front of the building. All staff will monitor delivery cyclists waiting to collect orders and waiting around the public realm seating areas.	Any external food delivery services will collect the food from the service yard as shown on Dwg 1172-TGA-XX-00-DR-A-95030 P07 goods in delivery door which shall be monitored by front of house staff to ensure all deliveries are collected from here and drivers / cyclists do not enter the front of the building. All staff will monitor delivery cyclists waiting to collect orders and waiting around the public realm seating areas.	This is to reflect the latest position, ensuring the approved information / drawings is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information.
47	Air quality mitigation shall be implemented in accordance with Chapter 6 of the Plot 10, First Street Environmental Statement February 2023 by Deloitte's stamped as received on 01-03-23. During the build phase of the development the specific construction mitigation measures listed in ES Chapter shall be implemented through the CEMP. Prior to commencement of development verification that the mitigation measures have been implemented shall be submitted to an agreed in writing by the City Council as local planning authority and shall	The development shall be built in accordance with CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN, PLANNING CONDITION 5 and 45, Planning application number :- 136170/FO/2023 Revision C - July 2023 submitted and approved by Ref. CDN/23/0519.	This is to reflect the latest position, ensuring the approved information is captured by the new decision notice. This would therefore request for the development to be built out in accordance with this information (i.e. compliance condition).

No.	Current Condition Wording (Ref. 136170/FO/2023 (as amended by Ref. 137946/NMC/2023)	Proposed Condition Wording	Reason
	remain in situ whilst the development is under construction'		