MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Ridge Manchester s.a.r.l
17A Rue Des Bains
Luxembourg
L-1212

Agent (if used)

Ms Helen Rodger
Quod
Capitol
Bond Court
Leeds
LS1 5SP

Part 1 – Particulars of the application/development

Proposal: Variation of planning conditions 2 (Specified Plans) and 34 (Off-site Highway Works) attached to planning permission 121380/FO/2018 to omit street trees and wind baffles, and reduce size of external canopies.

Location: 55 Cable Street, Manchester, M4 5DF

Date of application: 18 July 2023

Application number: 137589/JO/2023

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The development must be begun not later than the 24/10/2022.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

- 10133-SHP-Z0-XX-XP-A-B5D8-G100-001 Rev 00
- 10133-SHP-Z0-XX-XP-A-B5D8-G100-002 Rev 00
- 10133-SHP-Z0-XX-XP-A-B5D8-G100-0003 Rev 00
- 10133-SHP-Z0-EN-XE-A-B5D8-G100-0001 Rev 00
- 10133-SHP-Z0-ES-XE-A-B5D8-G100-0001 Rev 00
- 10133-SHP-Z0-EE-XE-A-B5D8-G100-0001 Rev 00
- 10133-SHP-Z0-EW-XE-A-B5D8-G100-0001 Rev 00
- 10133-SHP-Z0-EN-XE-A-B5D8-G100-0002 Rev 00
- 10133-SHP-Z0-ES-XE-A-B5D8-G100-0002 Rev 00
- 10133-SHP-Z0-EE-XE-A-B5D8-G100-0002 Rev 00
- 10133-SHP-Z0-EW-XE-A-B5D8-G100-0002 Rev 00

- 32073-Z1-00-PL-A-B5D8-G200-0001 Rev 06
- 32073-Z1-M0-PL-A-B5D8-G200-0001 Rev 07
- 10133-SHP-Z1-01-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-02-PL-A-B5D8-G200-001 Rev 01
- 10133-SHP-Z1-03-PL-A-B5D8-G200-001 Rev 02
- 10133-SHP-Z1-05-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-06-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-07-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-09-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-11-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-13-PL-A-B5D8-G200-0001 Rev 02
- 10133-SHP-Z1-14-PL-A-B5D8-G200-0001 Rev 04
- 10133-SHP-Z1-15-PL-A-B5D8-G200-0001 Rev 00
- 10133-SHP-Z1-17-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-23-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-27-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP- Z1- RF- PL- A- B5D8- G200- 0001 Rev 02
- 32073-SHP-Z1-A-G248-SK-00-001 Rev P02

- 10133-SHP-Z1-01-PL-A-B5D8-G200-0002 Rev 01
- 10133-SHP-Z1-02-PL-A-B5D8-G200-0002 Rev 01
- 10133-SHP-Z1-03-PL-A-B5D8-G200-0002 Rev 02
- 10133-SHP-Z1-06-PL-A-B5D8-G200-0002 Rev 02
- 10133-SHP-Z1-14-PL-A-B5D8-G200-0002 Rev 00

- 10133-SHP-Z1-AA-SC-A-B5D8-G200-0001 Rev 02
- 10133-SHP-Z1-BB-SC-A-B5D8-G200-0001 Rev 02
- 10133-SHP-Z1-CC-SC-A-B5D8-G200-0001 Rev 02
- 10133-SHP-Z1-DD-SC-A-B5D8-G200-0001 Rev 02

- 10133-SHP-Z1-XX-3D-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-XX-3D-A-B5D8-G200-0002 Rev 01
- 10133-SHP-Z1-XX-3D-A-B5D8-G200-0003 Rev 01
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0001 Rev 01
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0002 Rev 01
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0003 Rev 02
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0004 Rev 01
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0005 Rev 01
- 10133-SHP- Z1- TY- DE-A- B5D8- G251- 0007 Rev 00

- 10133-SHP-Z1-TY-PL-A-B5D8-F200-1211 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-1221 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-2411 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-2421 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-3611 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-3621 Rev 02

- 10133-SHP-Z1-XX-PL-A-B5D8-Z100-001 Rev 01

- 32073-Z1-EE-EL-A-B5D8-G200-0001 Rev 07
- 32073-Z1-ES-EL-A-B5D8-G200-0001 Rev 07
- 32073-Z1-EW-EL-A-B5D8-G200-0001 Rev 08
- 32073-Z1-EN-EL-AB5D8-G200-0001 Rev 10

- 4714.01 Revision i and 32073-DEP-Z0-L-G200-PL-00-0051 - C04 stamped as received by the City Council, as Local Planning Authority, on the 14 June 2024

- 10133-SHP-Z1-RP-B5D8-DAS 0001 Rev 01
- 32073-SHP-RPCP20 Rev P01

Supporting Information

Addendum Environmental statement (including construction, historic environment, townscape and visual impact, noise and vibration, sunlight and daylight, wind and microclimate and air quality) stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018

Environmental statement (including construction, historic environment, townscape and visual impact, noise and vibration, sunlight and daylight, wind and microclimate and air quality) stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018

Tall building assessment, statement of community involvement, Environmental Standards statement and energy statement, TV reception survey report, crime impact statement, ventilation strategy, site waste management strategy, ground conditions report, flood risk assessment and drainage strategy, ecological assessment, travel plan and transport statement, environmental statement, townscape and visual analysis, heritage and archaeology report, wind microclimate assessment, noise and vibration report, air quality assessment, daylight and sunlight and overshadowing, socio-economic statement, transport statement and health impact assessment stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018

- Wind Microclimate Report (Prepared by Arcaero; Dated 30/08/2023; Received 12/09/2023)
- Wind Microclimate Letter (Prepared by Arcaero; Dated 06/07/2023; Received 18/07/2023)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The development hereby approved shall proceed in accordance with the Local Labour Benefit proposals put forward within the Employment and Skills Plan for RG

Group (Stamped as received by the City Council, as Local Planning Authority, on the 15 December 2020) and the Local Labour report (Received by the City Council, as Local Planning Authority, on the 14 March 2024). The approved details shall be adhered to for the duration of the construction phase of the development.

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

4) The programme of archaeological works for the development hereby approved shall proceed in accordance with the works detailed within the Written Scheme of Investigation (Wintertree Software Inc.) (Prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 14 December 2020), and the Historic Building Investigation Report Version 1.1 (Prepared by the University of Salford stamped as received by the City Council, as Local Planning Authority, on the 15 March 2021), including the deposition and dissemination of the final results.

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 the National Planning Policy Framework.

5) The development hereby approved shall be drained in accordance with the following documents and plans:

o Drainage Calculations: Network Design Table for Storm building (Dated 17/05/2022; Received 14/07/2022)
o Drainage Calculations: Network Design Table for externals surface (Dated 17/05/2022; Received 14/07/2022)
o 32073-CUR-Z0-C-G581-DE-XX-003-C02: Drainage Details Sheet 1 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-DE-XX-004-C03: Drainage Details Sheet 2 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-DE-XX-005-C02: Drainage Details Sheet 3 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-DE-XX-007-C02: Drainage Details Sheet 4 (Received 11/08/2022)
o 32073-CUR-Z0-C-G581-PL-00-001-C05: Detailed Drainage Strategy (Received 11/08/2022)
o 32073-CUR-Z0-C-G581-PL-00-008-C05: Detailed Drainage Strategy Sheet 1 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-PL-00-009-C05: Detailed Drainage Strategy Sheet 2 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-PL-00-002-C01: Overland Flow Routes (Received 11/08/2022)

The approved details shall then be retained and maintained for the lifetime of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) The groundworks and remediation works for the development hereby approved shall proceed in accordance with the following documents:

- Phase 1 Preliminary risk assessment by Curtins (ref. 067266-CUR-00-XX-RP-GE-001 V03 dated 13 July 2018; stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018)
- Stage 2 Pre-Demolition Ground Investigation - Swan House. Prepared by Curtins Consulting Ltd. Report Reference: 077409-CUR-00-XX-RP-GE-002. Date: 21 March 2021.
- Gas Calibration Certificate stamped as received by the City Council, as Local Planning Authority, on the 25 March 2021
- Supplementary Letter - Planning Ref - 121380/FO/2018 - Swan House, Swan St, Manchester, M4 5DF -Planning Condition 6 Discharge. Prepared by Curtins Consulting Ltd. Report ref. 077409-CUR-XX-XX-CO-GE-00001-V01. Date: 30 March 2021.
- 067266-CUR-00-XX-RP-GE-001-V05_Phase 1 Desk Study _Swan House (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- 067266-CUR-00-XX-RP-GE-002-V02_Swan House Pre-Demo Phase 2 Report (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- 067266-CUR-00-XX-RP-GE-003-P02_Piling Risk Assessment (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- 077409-CUR-00-XX-RP-GE-002-V04_Phase 2 (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- 077409-CUR-XX-XX-CO-GE-00001-V01_Ground water (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- UU Risk_Assessment_Swan House (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- Email from Sean Rawling dated the 22 March 2024

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 - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

7) The construction phase of the development shall proceed in accordance with the Statement of Construction Practice prepared by RG Group (Stamped as received by the City Council, as Local Planning Authority, on the 14 December 2020). The approved details shall then be adhered to for the duration of the construction phase of the development.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) a) The development hereby approved shall proceed in accordance with the materials programme and panel details stamped as received by the City Council, as Local Planning Authority, on the 19 February 2021.

b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part (a). The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

9) The piling and foundation details of the development shall proceed in accordance with drawing no. -067266-CUR-XX-FN-DR-S-04001 Rev P01, 067266-CUR-XX-FN-DR-S-16090 Rev P06, 067266-CUR-XX-PL-DR-S-17001 Rev P06 and the Piling Risk Assessment (067266-CUR-00-XX-RP-GE-003) prepared by Curtins (All stamped as received by the City Council, as Local Planning Authority, on 3 February 2021). The approved details shall be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

10) The maintenance and management of the sustainable drainage scheme detailed in the 'Verification Report and Drainage Report' (Ref: 067266-CUR-00-XX-RP-C-92002) REV CR03 (Received by the City Council as Local Planning authority on 24/04/2024) shall be retained and maintained for the lifetime of the development.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

11) (a) Notwithstanding landscaping strategy as indicated on drawings 4714.01 Revision i and 32073-DEP-Z0-L-G200-PL-00-0051 - C04 stamped as received by the City Council, as Local Planning Authority, on the 14 June 2024 prior to the first occupation of the residential element of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented within four working weeks of the first occupation of the residential element 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.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) The development hereby approved shall be carried out in accordance with the Environmental Standards and energy statement prepared by Crookes Walker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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.

13) a) the residential element of the development hereby approved shall be equipped with externally mounted ancillary plant, equipment and servicing in accordance with the following documentation:

- Noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018
-Hann Tucker Technical Note ref HT: 25176/PTM5 received by the City Council, as Local Planning Authority, on the 21 March 2024
- Air conditioning note received by the City Council, as Local Planning Authority, on the 21 March 2024

The approved details shall be implemented as part of the development and be maintained and retained thereafter.

b) Notwithstanding the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018, prior to the first use of each commercial units, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. The approved scheme shall be implemented prior to the first occupation of the residential element and each commercial unit and thereafter retained and maintained in situ.

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

14) Notwithstanding the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018, (a) prior to the first use of each commercial unit as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. (b) The approved scheme shall then be implemented and a post completion survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units. The measures implemented (including any additional measures agreed) shall be retained and maintained for as long as the development remains in use.

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

15) a) The acoustic insulation of the residential accommodation hereby approved shall be carried out in accordance with the attenuation measures set out in in the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018.

b) Prior to the first occupation of the residential element of Tower 1, a post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter shall be retained and maintained in situ.

c) Tower 2 shall be insulated in accordance with the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018 and the email prepared by Sean Rawling (Dated 06/03/2024).

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

16) The development hereby approved shall be carried out in accordance with site waste management strategy prepared by SimpsonHaugh and drawing 10133-Z1-M0-PL-B5D8-G200-0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018. The details shall be implemented prior to the first occupation of both the residential and commercial elements of the development and thereafter retained and maintained in situ.

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

17) Prior to the first use of each of commercial units, as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units within each phase and thereafter retained and maintained in situ.

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

18) Prior to the first use of each of the commercial units as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

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

19) The development hereby approved shall be illuminated in accordance with the following plans and documentation:

- 5527-E-401-LA, 5527-E-401-LL and external lighting schedule received by the City Council, as Local Planning Authority, on the 21 December 2023

The approved details shall be carried out in accordance with the above information and be in place prior to the first occupation of the site and be retained and maintained for the development's lifetime.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted in writing to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) When the development is first occupied, Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00
Sundays (and Bank Holidays): No deliveries/waste collections

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

22) Prior to the first use of each commercial unit, as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for each respective unit and shall thereafter be retained and maintained.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

23) The communal roof terraces hereby approved shall not be open for use outside the following hours:

- Monday to Sunday (Including Bank Holidays): 09:00 - 22:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

24) The commercial units as shown on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

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

25) The commercial units, as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018 can be occupied as A1, A2 and A3. The first use of the each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

26) The 12 serviced apartments, as indicated on drawing 10133-Z1-M0-PL-A-B5D8-G200-0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018 shall be occupied as C1 only and for no other use.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

27) The Local Lettings Plan (Prepared by ILA; Received 14/11/2023) shall be implemented prior to the first occupation of the development and be retained thereafter for its lifetime.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential element of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting

that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments (with the exception of the 12 serviced apartments as indicated on drawing 10133-Z1-M0-PL-A-B5D8-G200-0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018) hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

30) The development of each phase shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018, and the Letter from Secured by Design at Greater Manchester Police dated 17 April 2024 received by the City Council, as Local Planning Authority, on the 18 April 2024.

Prior to the occupation of the development evidence of a final Secured by Design Accreditation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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.

31) The development hereby approved shall be carried out in accordance with the Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018.

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

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

Within six months of the first occupation of the building within each phase, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

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

32) The provision of 373 cycle spaces, as indicated on drawing 32073-SHP-Z1-A-G200-PL-M0-001 Revision P17 received by the City Council as Local Planning Authority on 30th November 2023 shall be implemented within four working weeks of the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

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

33) Within four working weeks of the first occupation of the residential element of the development hereby approved, the car parking layout, as indicated on drawing 00 32073-SHP-Z1-A-G200-PL-00-001 Revision P17 received by the City Council as Local Planning Authority on 30th November 2023. shall be laid out, demarcated and made available for use. The car parking layout shall be retained and maintained for as long as the development remains in use.

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

34) The highway works for the development hereby approved shall proceed in accordance with the following documents:

- 32073-CUR-Z0-C-G710-PL-00-001_P04 S278 Agreement Plan
- 32073-CUR-Z0-C-G710-PL-00-002_P04 S278 Site Clearance
- 32073-CUR-Z0-C-G710-PL-00-003_P04 S278 Pavement Details
- 32073-CUR-Z0-C-G710-PL-00-004_P04 S278 Kerbing Detail
- 32073-CUR-Z0-C-G710-PL-00-005_P03 S278 Road Markings and Signage
- 32073-CUR-Z0-C-G710-PL-00-006_P06 S278 Drainage
- 32073-CUR-Z0-C-G710-PL-00-007 S278 Proposed Setting Out

The above information was received by the City Council, as Local Planning Authority, on the 23 February 2024

The approved details shall be implemented and be in place within four working weeks of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the New Cross Public Realm Strategy.

35) The construction phase of the development hereby approved shall proceed in accordance with the TV Impact Assessment (Prepared by GTech; Dated 21/12/2023; Received 22/12/2023).

Notwithstanding the above if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area, a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

36) Within 6 months of the residential element of the development hereby approved being first occupied, details of a car parking review detailing the demands/uptake of car parking at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This review shall set out the demands for car parking at the development including a strategy for the provision of further off site car parking should this been deemed necessary.

In the event of a strategy is approved for the implementation of additional off site car parking, this strategy shall be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To ensure an adequate supply of car parking at the development pursuant to policies T2 and DM1 of the Manchester Core Strategy (2012).

37) The development hereby approved shall operate a car hire promotion scheme in accordance with the following documentation for its lifetime:

o Car Club Proposal for ILA (Prepared by Onward; Dated October 2023; Received 26/01/2024)
o Discharge of Conditions Letter (Prepared by ILA; Received 26/01/2024)

Reason - to promote sustainable travel options and choice at the development pursuant to policies T2 and DM1 of the Manchester Core Strategy (2012).

38) Prior to the first use of any commercial unit within the development as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local

Planning Authority, on the 20 December 2018, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of each phase of the development.

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

39) Within four working weeks of the first occupation of the residential element hereby approved the 3 electric car charging points as indicated in the transport statement and planning statement stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018 shall be implemented, made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

40) The windows within the first to fourth floors located on the eastern tower's south-eastern elevation shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale, or such other alternative equivalent scheme to prevent overlooking, and shall remain so in perpetuity as shown on the following documentation:

- Drawings 32073-SHP-Z1-A-G251-EL-XX-008, NEG-A-31-021, NEG-A-31-024, NEG-A-31-601 and email correspondence received by the City Council, as Local Planning Authority, on the 6 December 2023

Reason - To protect the amenity and living conditions of the adjacent site, and to not preclude any future development opportunity of the Bank of Baroda site, from overlooking or perceived overlooking in accordance with policies SP1 and DM1 of the Core Strategy.

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

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

42) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, 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.

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.

43) The development shall proceed in accordance with the approved relocation strategy for the commercial uses previously located on site as put forward within the letter from Neil Lucas of Avison Young dated the 16 December 2020.

Reason - To ensure that a strategy is in place to relocate the existing office use from the premises pursuant to policies SP1, EC1 and EC2 of the Manchester Core Strategy (2012).

Informatives

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

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

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

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

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

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

Date: 19 June 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

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