MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140495/NMC/2024
Date registered valid:	11 July 2024
Proposal:	Non material amendment to application ref no 124302/FO/2019 to amend conditions 2 (approved dwgs), 4 (phasing), 5 (ground contamination), 6 (archaeology), 7 (local labour agreement), 8 (CMP), 11 (materials), 12 (landscaping), 13 (roof top design), 14 (SuDs) and 17 (TV reception) to allow commencement of roadworks
Address:	Land Bounded By Chester Road, Hulme Hall Road & Ellesmere Street, Manchester, M15 4JY
Ward(s):	Hulme Ward
Applicant:	Drum Capital Projects Ltd
Agent (if any):	Miss Frances Hampson Deloitte LLP
Case officer:	Lucy Harrison Tel: 0161 234 5795 Email: lucy.harrison@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 05.08.2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application relates to a site bounded by Ellesmere Street, Hulme Hall Road and Chester Road in the St Georges area of the City. The site benefits from planning permission for:

"The demolition of the existing building on site and the erection of a residential-led mixed use development within two build blocks ranging from 8 to 18 storeys in height. The development consists of 366 residential units (C3); 217 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements and other associated works."

Description of development

The proposal is to change the wording of pre-commencement conditions 2, 4, 5, 6, 7, 8, 11, 12, 13, 14, and 17 to alter the trigger mechanism of those conditions so that the development can be phased. This is to facilitate the implementation of the planning permission, which expires on 20 August 2024. The proposed amendments would enable the laying out of the access road for the site as the first phase, allowing for the delivery of the remainder of the development in the next phase. A proposed Phasing Plan drawing (6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) has been prepared by JM Architects which outlines the 'Phase 1 – Early Works' element and the remaining 'Phase 2 – Main Works'. Phase 1 contains the area of access road to be laid out and Phase 2 comprises the remainder of development.

Consultations & Notification Responses

None required.

Issues

The main issue to consider in assessing this application is whether the proposal would be non-material.

A technical review has been undertaken by Roscoe (please see 'Email by Roscoe on Ground Conditions') and it is considered that the works, namely the laying of the road and removal of the top-soil area, would not be of sufficient depth to necessitate a full ground conditions assessment. A full ground conditions assessment would be submitted prior to any Phase 2 works, as suggested in the amended condition wording. In addition, the application includes confirmation from Greater Manchester Archaeology Advisory Services in relation to the proposed works that they do not consider the proposed Phase 1 works to impact on any below

ground archaeology. The proposed changes are considered to be non-material in the context of the previous consultations on the original planning application.

Conclusion

Given the above, it is considered that the proposed amendments do not alter the form of the development approved and would not materially alter the originally approved scheme and should be approved.

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

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

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

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposal seeks alterations to the wording of pre-commencement conditions to allow the commencement of roadworks.

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

GLG-JMA-01 ZZ-DR-A-00 0001 Rev P04 Location Plan

6335-JMA-01-ZZ-DR-A-SK00010-S2-P01 Phasing Plan, dated July 2024 by JM Architects.

GLG-JMA-01-00-DR-A-00-0200 Rev P08 Proposed Site 00 Floor - GA plan
GLG-JMA-01-01-DR-A-00-0201 Rev P07 Proposed Site 01 Floor - GA plan
GLG-JMA-01-02-DR-A-00-0202 Rev P07 Proposed Site 02 Floor - GA plan
GLG-JMA-01-03-DR-A-00-0203 Rev P07 Proposed Site 03 Floor - GA plan
GLG-JMA-01-04-DR-A-00-0204 Rev P07 Proposed Site 04 Floor - GA plan
GLG-JMA-01-05-DR-A-00-0205 Rev P07 Proposed Site 05 Floor - GA plan
GLG-JMA-01-06-DR-A-00-0206 Rev P07 Proposed Site 06 Floor - GA plan
GLG-JMA-01-07-DR-A-00-0207 Rev P07 Proposed Site 07 Floor - GA plan
GLG-JMA-01-08-DR-A-00-0208 Rev P06 Proposed Site 08 Floor - GA plan
GLG-JMA-01-09-DR-A-00-0209 Rev P06 Proposed Site 09 Floor - GA plan
GLG-JMA-01-10-DR-A-00-0210 Rev P06 Proposed Site 10 Floor - GA plan
GLG-JMA-01-11-DR-A-00-0211 Rev P06 Proposed Site 11 Floor - GA plan
GLG-JMA-01-12-DR-A-00-0212 Rev P07 Proposed Site 12 Floor - GA plan
GLG-JMA-01-13-DR-A-00-0213 Rev P07 Proposed Site 13 Floor - GA plan
GLG-JMA-01-14-DR-A-00-0214 Rev P07 Proposed Site 14 Floor - GA plan
GLG-JMA-01-15-DR-A-00-0215 Rev P07 Proposed Site 15 Floor - GA plan
GLG-JMA-01-16-DR-A-00-0216 Rev P07 Proposed Site 16 Floor - GA plan
GLG-JMA-01-17-DR-A-00-0217 Rev P07 Proposed Site 17 Floor - GA plan
GLG-JMA-01-B1-DR-A-00-0218 Rev P07 Proposed Site Basement Floor - GA plan
GLG-JMA-01-RF-DR-A-00-0251 Rev P08 Proposed Site RF Floor - GA plan

GLG-JMA-01-ZZ-DR-A-00-0101 Rev P08 Proposed Site Masterplan
GLG-JMA-01-ZZ-DR-A-00 0102 Rev P08 Proposed Site Plan
GLG-JMA-01-ZZ-DR-A-00-1001 Rev P05 Site Section AA
GLG-JMA-01-ZZ-DR-A-00-1002 Rev P05 Site Section BB
GLG-JMA-01-ZZ-DR-A-00-1003 Rev P05 Site Section CC
GLG-JMA-01-ZZ-DR-A-00-1004 Rev P05 Site Section DD
GLG-JMA-01-ZZ-DR-A-00-1005 Rev P05 Site Section EE
GLG-JMA-01-ZZ-DR-A-00-2001 Rev P06 Proposed Site Elevations - North + East
GLG-JMA-01-ZZ-DR-A-00-2002 Rev P06 Proposed Site Elevations - South + West
GLG-JMA-01-ZZ-DR-A-00-2003 Rev P07 Proposed Site Elevations - Courtyard
GLG-JMA-01-ZZ-DR-A-00-2004 Rev P07 Proposed Site Elevations - Spinners Way

GLG-JMA-AA-ZZ-DR-A-00-5000 Rev P03 Loft Hulme Hall - Typical
GLG-JMA-AA-ZZ-DR-A-00-5001 Rev P03 Loft Hulme Hall - Crown
GLG-JMA-AA-ZZ-DR-A-00-5002 Rev P04 Mill - Typical Ground Detail
GLG-JMA-AA-ZZ-DR-A-00-5003 Rev P03 Mill - Typical Detail
GLG-JMA-AA-ZZ-DR-A-00-5004 Rev P03 Mill - Typical Crown Detail
GLG-JMA-AA-ZZ-DR-A-00-5005 Rev P04 Mill - Inner Crown Detail
GLG-JMA-AA-ZZ-DR-A-00-5006 Rev P04 Mill - Typical Inner Detail
GLG-JMA-AA-ZZ-DR-A-00-5007 Rev P04 Mill - Inner Ground Detail

GLG-JMA-BB-ZZ-DR-A-00-5000 Rev P03 Facade Study_Block B_Loft - Typical
GLG-JMA-BB-ZZ-DR-A-00-5001 Rev P04 Facade Study_Block B_Loft - Ground
GLG-JMA-BB-ZZ-DR-A-00-5002 Rev P05 Facade Study_Block B_Loft - Crown
GLG-JMA-BB-ZZ-DR-A-00-5003 Rev P04 Facade Study_Corner Block - Ground
GLG-JMA-BB-ZZ-DR-A-00-5004 Rev P03 Facade Study_Corner Block - Single Height
GLG-JMA-BB-ZZ-DR-A-00-5005 Rev P03 Facade Study_Corner Block - Double Height
GLG-JMA-BB-ZZ-DR-A-00-5006 Rev P04 Facade Study_Corner Block - Penthouse

GLG-JMA-BB-ZZ-DR-A-99-2001 Rev P01 Proposed Signage Location

GLG-JMA-ZZ-ZZ-DR-A-00-3501 Rev P02 DFA2 One Bed Apartment Compliance Study

GLG-JMA-ZZ-ZZ-DR-A-00-3502 Rev P03 DFA2 Two Bed Apartment Compliance Study
GLG-JMA-ZZ-ZZ-DR-A-00-3503 Rev P02 DFA2 Access Strategy Assessment

3716 01 Revision H Ground Floor - Masterplan
3736 01 Rev D Gallery Gardens - Landscape Layout
3736 02 Rev D Roof Garden - Landscape Layout
GLG-DEP-00-00-DR-L-001 Rev P06 Gallery Gardens - Block A & B

GLG-WECE-AA-08-DR-M-0113 Rev T3 Mechanical Services Ventilation Layout Eighth Floor
GLG-WECE-AA-10-DR-E-0105 Rev T4 Electrical Services Small Power & Communications Layout Block A Tenth Floor
GLG-WECE-BB-14-DR-M-0214 Rev T2 Mechanical Services Ventilation Layout Block B - 14th Floor
GLG-WECE-BB-RF-DR-M-0218 Rev T3 Mechanical Services Ventilation Layout Block B - Roof Level

Design & Access Statement reference GLG-JMA-01-ZZ-DAAS-A-00-0001_P04 dated June 2019 by JM Architects;
Air Quality Assessment reference: 1779-1r2 dated 19 February 2019 by Redmore Environmental;
An Archaeology Desk-Based Assessment, Assessment of Gallery Gardens/Block A, Greater Manchester, ARS Ltd Report 2017/93 dated July 2017;
Crime Impact Statement Version B: 21/02/19 reference 2011/0100/CIS/02 by Greater Manchester Police;
Daylight & Sunlight report by gia Chartered Surveryors dated 10 January 2019;
Demolition Method Statement by DeTrafford Construction received by the City Council as local planning authority on 22 July 2019;
Energy & Sustainability Assessment Revision A by Watt Energy & Consulting Engineers dated 30 January 2019;
Planning & Heritage Statement by Paul Butler Associates dated 21 June 2019;
Pre-Construction Signal Reception Impact Survey by Astbury Signal Surveys dated 2 June 2017;
Tall Buildings Statement by Paul Butler Associates dated 20 February 2019;
Wind Engineering Desktop Study 040369 dated 16 November 2018 by BuroHappold Engineering;
Landscape Strategy Document Rev.E 11.06.2019 by DEP;
Kitchen Fume Extraction Specification & DEFRA EMAQ Report dated September 2019 by Watt Engineering & Consulting Engineers;
Noise Impact Assessment REC Reference: AC104022-1R0 dated 7 November 2018 by REC
Arboricultural Impact Assessment (AIA) July 2017 by Urban Green;
Bat Roost Assessment (BRA) and Bat Emergence Surveys Rev 3 dated 13 January 2020 by Urban Green;
Flood Risk Assessment dated 20/02/19 by Civic Engineers;
Phase 1 Preliminary Risk Assessment Ref: LKC 17 1166 dated 28 July 2017 by LK Consult Ltd;
Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy Ref: LKC 17 1166 dated January 2019 by LK Consult Ltd;
Waste & Servicing Strategy Ref: VN70851 dated June 2019 by Vectos;
Transport Assessment Rev V03 Reference 65728/TA dated 20 February 2019 by Curtins;
Interim Travel Plan Final Reference: 65728/ITP dated 20 February 2019 by Curtins.

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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

4) With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and
demolition, should Phase 2 of the development be carried out in a phased manner, details of the phasing of development shall be
submitted to and approved in writing by the City Council as local planning authority before development commences.

Reason - For the avoidance of doubt as the development could be carried out in a phased manner, pursuant to Policy DM1 of the Core Strategy.

5) a) With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and demolition, before Phase 2 - Main Works commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

6) Prior to the commencement of Phase 2 - Main Works of the development, as shown on drawing ref 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01, the applicant, or their agents or

successors in title, shall secure the implementation of a programme of archaeological works. The works are to be secured through and undertaken in accordance with a Written Scheme of Investigation (WSI) prepared by the appointed archaeological contractor and submitted to Greater Manchester Archaeologocial Advisory Service for agreement. The WSI shall cover the following:

a. A phased programme and methodology of investigation and recording that includes:
- targeted archaeological evaluation through trial trenching;
- dependent on the evaluation trial trenching above, targeted open area excavation and recording (subject to a separate WSI);
b. A programme for post investigation assessment to include:
- analysis of the site investigation records and finds;
- production of a final report on the significance of the below-ground archaeological interest;
c. Deposition of the final report with the Greater Manchester Historic Environment Record;
d. Dissemination of the results of the archaeological investigations commensurate with their significance;
e. Provision for archive deposition of the report and records of the site investigation;
f. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

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

7) With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and
demolition, prior to the commencement of Phase 2 of the development, details of a local labour agreement that shall demonstrate commitment to recruit local labour for both the construction and operations elements of the development shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of the development.

The agreement shall include a requirement to report back to the City quarterly during the construction phase on outputs and outcomes.

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

8) a) Prior to the commencement of Phase 1 (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) of the development, a detailed construction management plan outlining working practices during Phase 1 Early Works shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the construction management plan shall include:

*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy;
*Parking of construction vehicles and staff;
*Sheeting over of construction vehicles;

*Communication strategy with residents that shall include details of how engagement, consultation and notification of residents
during the works shall take place.

Development shall be carried out in accordance with the approved demolition and construction management plan.

b) Prior to the commencement of Phase 2 (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) of the development, a detailed demolition and construction management plan outlining working practices during Phase 2 development (including demolition works) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include:

*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Parking of construction vehicles and staff;
*Sheeting over of construction vehicles;
*Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place;

Development shall be carried out in accordance with the approved demolition and construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

10) With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and demolition, before Phase 2 of the development hereby approved commences, full details of electric vehicle charging (EVC) infrastructure (including appropriate cable provision and provision for charging points) shall be submitted to and approved in writing by the City Council as local planning authority. The approved EVC infrastructure shall be put in place before use of the car park commences and shall be retained thereafter.

Reason - In the interests of improving local air quality and providing sustainable development, pursuant to the NPPF and policy DM1 of the Core Strategy.

11) With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and demolition, prior to the commencement of Phase 2 of the development a programme for the issue of samples and specifications of all materials to be used on all external elevations of the development, including details of full sized sample panels, shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

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.

12) 1. With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and demolition, prior to the commencement of Phase 2 of the development a programme for the submission of final details of the public and private realm works for the development shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

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

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

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

13) With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and demolition, before Phase 2 of the development hereby approved commences, full details of the design, including scaled plans, elevations and cross sections, of the roof top office pods, private hire booth and pergolas, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Core Strategy.

14) With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and demolition, Phase 2 of the development shall not take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the Local Planning

Authority. In order to discharge this condition the following additional information shall be provided:

a. Consideration of green SuDS solution;

b. Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of achieving greenfield runoff rate;

c. Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

d. 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 climate change in any part of a building;

e. 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. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;

f. Hydraulic calculation of the existing and proposed drainage system;

g. Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in light of national policies within the NPPF and NPPG and pursuant to policies EN08 and EN14 of the Core Strategy.

17) With the exception of the Phase 1 - Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and demolition, before Phase 2 of the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority.

a) Measure the existing television signal reception within the potential impact areas identified in the Pre-Construction Signal Reception Impact Survey by Astbury Signal Surveys dated 2 June 2017 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The 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 in (a) 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, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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