

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139622/JO/2024

Date registered valid: 25 March 2024

Proposal: Variation of application 130553/FO/2021 to vary condition 2 (Approved Plans) consisting of the introduction of a pergola, external lighting, and associated works to the rooftop terrace.

Address: Land Bounded By John Dalton Street, Ridgefield, Bow Street And South King Street, Manchester

Ward(s): Deansgate Ward

Applicant: The Island Site (General Partner) Ltd

Agent (if any): Mrs Larna Smith Avison Young

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24/06/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 2 April 2024 Expired: 23 April 2024

Neighbour notifications

Printed: 2 April 2024 Expired: 23 April 2024

Site notice

Posted: 2 April 2024 Expired: 23 April 2024

Press advert

Published: 9 April 2024 Expired: 23 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the ten storey building under construction at land bound by John Dalton Street, Ridgefield, Bow Street and South King Street. The property features a glazed ground and first floor, with its upper floors being completed in red brick with decorative metal cladding and brickwork. The approved uses on site consists of 2no commercial Class E units at ground floor and commercial office space in its upper floors. A roof terrace is to feature that would be used in association with the office space below.

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of Manchester City Centre along the northern side of John Dalton Street, a key road that provides access from Deansgate to Albert Square. The site also lies along the southern boundary of the St Anns Conservation Area, with the Albert Square Conservation Area lying to the south across John Dalton Street. Neighbouring uses are generally comprised of properties in commercial retail use at ground floor, with office space above. Some residential development is present within the upper floors of the Grade II listed no105-113 Deansgate to the west of the application site across Ridgefield.

Description of development

The application seeks to vary planning permission 130553/FO/2021, as amended by permissions 133829/NMC/2022, 138854/NMC/2023 and 139548/NMC/2024, to allow for the addition of a rooftop pergola, fixed seating and lighting within the previously approved rooftop terrace space.

The proposed pergola would be located toward the roof's south-eastern corner, would have a flat roof with a height of 3.78m and would be set back from the edge of the property by 3.2m on its Bow Street elevation and by a minimum distance of 4.7m from its John Dalton Street elevation.

Fixed external seating and lighting is also proposed.

Planning History

A high number of applications are on record for the application site, the most relevant of which is shown below:

139548/NMC/2024 - Non-material amendment to planning permission 130553/FO/2021, and non-material amendments 133829/NMC/2022 & 138854/NMC/2023, to vary the wording of conditions 7 (Acoustic Insulation) & Condition 9 (Plant Noise) to split trigger of commercial and office space – Approved April 2024.

138854/NMC/2023 - Non-material amendment to Condition 3 of planning consent ref: 130553/FO/2021, to allow for minor design changes to the elevation plans to reduce heights and widths of doors, to include a revolving door night shield and to include dry-riser inlets – Approved January 2024.

133829/NMC/2022 - Non-material amendment to Condition 3 of Planning consent ref: 130553/FO/2021, including changes to the roof level cladding, silicone joint to first floor curved glass, vent widths increase by approx. 100mm, door increase to suit sub-station requirements, double door changed to inward opening single door, windows flipped, external signage, door heights reduced and gas metre room door omitted – Approved July 2022.

130553/FO/2021 - Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works – Approved September 2021.

Consultations & Notification Responses

Environmental Health – No objection subject to the use of the terrace being limited to between the hours of 08:00 – 23:00.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC6 – City Centre High Density Development

- Policy CC7 – Mixed Use Development
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN2 – Tall Buildings
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The application would see the variation of an existing planning permission to allow for the inclusion of a pergola on its roof terrace. As the proposal would not fundamentally change the use nor nature of the development, it is considered that the development accords with Core Strategy Policies SP1, EC3, CC1, CC6, CC7, EN2 and DM1. The development is therefore acceptable in principle subject to the matters discussed below.

Visual Amenity

The visual impact of the proposed development is by virtue of it is only a minor alteration to an existing development would be far less significant than that of the original permission on site. Notwithstanding this, it is necessary to ensure that the development's addition would not undermine the final finish of the approved property on site.

Planning permission 130553/FO/2021 saw the approval of a high quality ten storey building. Atop its roof a terrace and a plant area were approved. The proposed plans illustrate that the proposed pergola, fixed seating and lighting would sit below the previously approved plant area and thus not increased the maximum height of the building. Additionally, as previously noted within this report the pergola would be set back a minimum of 3.2m on its Bow Street elevation and by a minimum distance of 4.7m from its John Dalton Street elevation. This distance would not place the property in a prominent position and would largely screen it from view from public vantage points along the public highway. On this basis the proposal is considered would have an acceptable impact on the appearance of the development and the neighbouring street scene, all in accordance with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site sits within the St Anns Square Conservation Area, lies opposite the Albert Square Conservation Area and adjacent to a Grade II listed building. The proposed alterations would not have a noticeable impact on the appearance of the development as seen from public vantage points within both Conservations Areas due to the development being set back from the property's edge.

On this basis the proposal would meet the statutory test to preserve and would have a neutral impact on the setting and significance of both the St Anns and Albert Square Conservation Areas, as well as the Grade II listed no105-113 Deansgate. On this basis the proposal is acceptable in this regard and therefore accords with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policy JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Residential Amenity

The application site is located within the heart of the City Centre, in which residential development sits alongside commercial office and retail uses. The development as approved also features a rooftop terrace whose hours and management were secured by condition under permission 130553/FO/2021. The proposed pergola would provide a covered roof space for users of the property. Environmental Health do not object to the proposal but did stress the need for a formal management plan to be submitted in order to control the use of this space. It is considered necessary to retain the previously approved rooftop terrace management plan condition so that the hours of use of this space and the nature of its use can be agreed. Subject to such a condition it is considered the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Conclusion

In light of the above, the proposal is considered to be acceptable and therefore accords with Core Strategy Policies SP1, EC3, CC1, CC6, CC7, CC9, EN1, EN2, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policies JP-Strat2 and JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. On this basis the application is therefore recommended for approval.

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 policies 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

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) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the 27 September 2024.

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

TIS-CPA-ZA-00-DR-A-0129 Demolition plans P4
TIS-CPA-ZA-02-DR-A-0203 GA Plan - Second Floor P3
TIS-CPA-ZA-03-DR-A-0204 GA Plan - Third Floor P3
TIS-CPA-ZA-04-DR-A-0205 GA Plan - Fourth Floor P3
TIS-CPA-ZA-05-DR-A-0206 GA Plan - Fifth Floor P3
TIS-CPA-ZA-06-DR-A-0207 GA Plan - Sixth Floor P3
TIS-CPA-ZA-07-DR-A-0208 GA Plan - Seventh Floor P3
TIS-CPA-ZA-08-DR-A-0209 GA Plan - Eighth Floor P3
TIS-CPA-ZA-09-DR-A-0210 GA Plan - Ninth Floor P3
TIS-CPA-ZA-B1-DR-A-0200 GA Plan - Basement P3
TIS-CPA-ZA-RF-DR-A-0212 GA Plan - Roof P2
TIS-CPA-ZA-ZZ-DR-A-0126 Site Location Plan P6
TIS-CPA-ZA-ZZ-DR-A-0127 Proposed Site Plan P5
TIS-CPA-ZA-ZZ-DR-A-0130 Demolition elevations - North/East P3
TIS-CPA-ZA-ZZ-DR-A-0131 Demolition Elevation - South/West P3
TIS-CPA-ZZ-ZZ-DR-A-0310 Bay Study - Base P2
TIS-CPA-ZZ-ZZ-DR-A-0311 Bay Study - South P2

TIS-CPA-ZZ-ZZ-DR-A-0312 Bay Study - Corner P2
TIS-CPA-ZZ-ZZ-DR-A-0313 Bay Study - East/West P2
TIS-CPA-ZZ-ZZ-DR-A-0314 Bay Study - North P2

Documents

Air Quality Assessment prepared by Cundall dated 9th June 2021
Archaeological Desk-Based Assessment prepared by Orion Heritage dated April 2021
Crime Impact Statement prepared by Greater Manchester Police dated 29th April 2021
Design and Access Statement prepared by Cartwright Pickard dated May 2021 Rev E
Demolition Method Statement prepared by Curtins dated 31 March 2021
Preliminary Ecological Appraisal prepared by Middlemarch dated April 2021
Preliminary Bat Roost Assessment prepared by Middlemarch dated April 2021
Energy and Sustainability Statement prepared by Cundall dated 11 May 2021
Environmental Standards Statement prepared by Watt Energy dated 10 May 2021
Detailed Drainage Strategy prepared by Curtins dated 20 April 2021
Heritage Statement (including Townscape Assessment) prepared by Stephen Levrant Heritage Architecture dated May 2021
Phase 1 Preliminary Risk Assessment prepared by Curtins dated 16 April 2021
Noise Impact Assessment prepared by Cundall dated 7 May 2021
Supporting Planning Statement prepared by Avison Young dated May 2021
Transport Statement prepared by Mode Transport dated May 2021
Framework Travel Plan prepared by Mode Transport dated May 2021
Ventilation Strategy prepared by Cundall dated 15 April 2021
Desktop Wind Microclimate Study prepared by GIA dated 14 April 2021
Daylight and Sunlight Amenity Report prepared by Avison Young dated March 2021
Waste Proforma prepared by Cartwright Pickard 19/07/21
Waste Strategy prepared by Cartwright Pickard dated 19/07/21 Rev A
Materials - 834-CPA-XX-XX-RP-A-9003 rev A

- o TIS-CPA-ZA-00-DR-A-0201 GA Plan - Ground Floor Rev P2 (Approved under application 133829/NMC/2022)
- o TIS-CPA-ZA-01-DR-A-0202 GA Plan - First Floor Rev P1 (Approved under application 133829/NMC/2022)
- o TIS-CPA-ZA-10-DR-A-0211 GA Plan - Level 10 P02 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0604 GA Elevation - North (Coloured) P04 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0605 GA Elevation - East (Coloured) P06 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0606 GA Elevation - South (Coloured) P04 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0607 GA Elevation - West (Coloured) P04 (Received 25/03/2024)
- o TIS-CPA-ZA-ZZ-DR-A-0610 GA Context Elevation - North & East P02 (Received 25/03/2024)
- o TIS-CPA-ZA-ZZ-DR-A-0611 GA Context Elevation - South & West P02 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0700 GA Section - AA P02 (Received 25/03/2024)
- o TIS-CPA-ZZ-ZZ-DR-A-0701 GA Section - BB P02 (Received 25/03/2024)

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 material finish of the development hereby approved shall be completed in accordance with the following documents:

- o Visual Mock Up (VMU) Mark Up, prepared by Cartwright Pickard;
- o Schedule of External Elevation Materials;

- o Acorn Quality Test & Inspection Plan;
- o Detailed Drawing Example;
- o Letter from Cladder; and
- o Visual Mock Up Unit (not submitted but presented on site).

All received by the City Council as Local Planning Authority on 13/02/2023 and approved under application CDN/23/0107

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, pursuant to policies SP1 and DM1 of the Core Strategy.

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

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the ground floor commercial units; any works approved shall be implemented before this use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties. Details of any required filters will need to be included.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

6) The construction phase of the development shall proceed in accordance with the Construction Environmental Management Plan (Revision E) prepared by Bowmer + Kirkland, including further revision to Page 21 (Previously approved under application CDN/21/0780), for its entirety.

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

7) a) Prior to the first occupation of the premises, the property shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of

(i) the office use, which shall be implemented in accordance with the following documents:

- o Cover Letter (Prepared by Avison Young; Dated 09/04/2024; Received 11/04/2024)
- o Noise Assessment (Prepared by Cundall; Dated and received 10/05/2024)
- o Correspondence RE Cumulative Noise Levels (Prepared by Avison Young; Dated and Received 23/05/2024)

All received and approved by the City Council as Local Planning Authority under application CDN/24/0285; and

(ii) the ground floor commercial uses within the building that has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall then be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

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

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Prior to the first use of any external areas within the application site, including roof top terrace, a Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the capacity, intended use and a schedule of days and hours of operation. The approved Management Plan shall be implemented upon first use of the external areas.

There shall be no use of amplified sound or any music (including live music) in these external areas at any time.

Reason - Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy

9) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Insulation for the approved office and commercial ground floor uses shall be completed in accordance with the following:

(i) The office use shall be implemented in accordance with the following documents:

- o Cover Letter (Prepared by Avison Young; Dated 09/04/2024; Received 11/04/2024)
- o Noise Assessment (Prepared by Cundall; Dated and received 10/05/2024)
- o Correspondence RE Cumulative Noise Levels (Prepared by Avison Young; Dated and Received 23/05/2024)

All received and approved by the City Council as Local Planning Authority under application CDN/24/0285; and

(ii) Prior to commencement of the ground floor commercial uses hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to occupation of the (i) office use and (ii) the ground floor commercial uses, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

10) Prior to the first use of each commercial unit, 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.

11) The development hereby approved shall be externally illuminated in accordance with the following documents:

- o TIS-NGB-ZZ-00-DR-E-6313 - External Lighting Level 00 (Prepared by NG Bailey; Dated 24/07/2023; Received 28/02/2024)
- o Exterior Lighting Report (Prepared by Relux; Dated & Received 21/03/2024)

Both previously received and approved by the City Council as Local Planning Authority under application CDN/23/0580.

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

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

12) The waste storage and disposal arrangements detailed in the documents below shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

- o Waste Proforma (Revision A) prepared by Cartwright Pickard 12/01/2022
- o Waste Strategy (Revision D) prepared by Cartwright Pickard dated 12/01/2022

Both received and approved by the City Council as Local Planning Authority under application CDN/21/0780.

New developments shall have refuse storage space for segregated waste collection and recycling, including pulpable and food waste. Internal and external storage areas are required.

Reason - In the interests of amenity and public health pursuant to policies SP1 and DM1 of the Core Strategy.

13) a) Measures to safeguard local air quality shall be implemented in accordance with the following documents:

- o Air Quality Assessment (Revision D) prepared by Cundall dated 09/06/2021
- o Ventilation and Maintenance Strategy (Rev B) prepared by Cundall dated 20/01/2022
- o Appendix A Maintenance Strategy prepared by Cundall

All approved by the City Council as Local Planning Authority under application CDN/21/0780.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

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

- o Phase 1 Preliminary Risk Assessment (Revision V03) prepared by Curtins dated 16/04/2021
- o Phase 2 Ground Investigation (Revision V02) prepared by Curtins dated 07/10/2021
- o Letter from IDOM Merebrook Ltd to Bowmer + Kirkland regarding radon (Reference: L-BDMERMA-2.4.2-21-868-SE) dated 3rd December 2021.

Received and approved by the City Council as Local Planning Authority under application CDN/21/0780.

- o BGS Borehole Record and Radon Report (Prepared by Bowmer and Kirkland Ltd; Dated 03/12/2021; Received 22/08/2023)
- o Validation Report (Prepared by IDOM; Dated March 2024; Received 15/03/2024)

Both received and approved by the City Council as Local Planning Authority under application CDN/23/0580.

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 SP1 and DM1 of the Core Strategy.

15) Within six months from first occupation of the development, details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will be achieved, and written confirmation of a secure by design accreditation shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall only be carried out in accordance with these approved details.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

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

-Written Scheme of Investigation for The Island Manchester (Prepared by L-P: Archaeology; Dated October 2021; Received 29/10/2021)

Received and approved by the City Council as Local Planning Authority under application CDN/21/0807.

-Historic Building Investigation SA/2022/23 prepared by the University of Salford received by the city council as Local Planning Authority on 31/10/2022.

Received and approved by the City Council as Local Planning Authority under application CDN/22/0786.

Reason - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible pursuant to Core Strategy Policies CC9, EN3 and DM1.

17) The surface water drainage for the development hereby approved shall proceed in accordance with the following documentation:

- o Detailed Drainage Strategy (Revision V03) prepared by Curtins dated 09/12/2021
- o 070298-CUR-XX-XX-DR-C-92000-P01 - Proposed Drainage Layout Ground Floor prepared by Curtins
- o TIS-CPA-ZA-10-DR-A-0211 Rev P3 - GA Plan - Level 10 prepared by Cartwright Pickard
- o Canopia ST Biodiverse Seed & Plug System Product Data Sheet Edition 08.2019 / v1 BMI3020
- o 070298-CUR-XX-XX-DR-C-92521-P01 - Drainage Details Sheet 2 of 2 prepared by Curtins
- o TIS-CDL-ZZ-XX-DR-P-10991 (Issue P03) - Rainwater Layout Basement Level prepared by Cundall

All previously approved under application CDN/21/0780.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

18) The development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to, and approved in writing, by the City Council, as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;

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

Reason: To 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 and DM1 of the Core Strategy.

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

Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

21) a) The local benefit proposal for the development hereby approved shall proceed in accordance with the Local Benefits/ Social Value Proposal prepared by Bowmer + Kirkland dated October 2021 (Previously approved under application CDN/21/0804).

In this condition a Local Benefit Proposal means a document which includes:

- 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.

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

21) The submitted Travel Plan details shown below, for the development hereby approved shall be fully implemented, prior to first occupation of the development, and shall be kept in operation at all times thereafter.

- o Covering Letter (Prepared by Avison Young; Dated 31/05/2024)
- o Island - Manchester City Centre Travel Plan (Prepared by Mode Transport Planning; Dated May 2024)

Both received by the City Council as Local Planning Authority on 04/06/2024 and previously approved under application CDN/24/0478.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

22) Prior to the first occupation of the development, the provision of 70 cycle spaces shall be implemented, and retained and maintained in situ for as long as the development remains in use.

23) The development shall proceed in accordance with the highway works detailed within the following plans and documents:

- o TIS-CUR-XX-00-DR-C-9000-P08: Section 278 General Arrangement
- o TIS-CUR-XX-00-DR-C-9002-P09: Section 278 Pavement Construction and Detail
- o TIS-CUR-XX-00-DR-C-9030-P10: Section 278 Road Markings and Signage
- o TIS-CUR-XX-00-DR-C-9050-P07: Section 278 Agreement Plan
- o Yorkstone Material Sample (Received 28/05/2024)
- o Email Correspondence RE material samples (Prepared by Bowmer and Kirkland; Dated and received 28/05/2024)

All received on 17/05/2024 unless specified otherwise. All previously approved by the City Council as Local Planning Authority under application CDN/24/0415.

The approved scheme shall be implemented not later than 12 months from the date the building is first occupied

Reason: To ensure that a satisfactory highway and landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development

24) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs, unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester.

25) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of the development.

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy

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

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

27) Prior to the first use of the premises, 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 the development.

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
Third Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Basement, 6 South King Street, Manchester, M2 6DQ
4A South King Street, Manchester, M2 6DQ
Basement And Ground Floor, 5 Ridgefield, Manchester, M2 6EG
First Floor, 30 King Street, Manchester, M2 6AZ
30 King Street, Manchester, M2 6AZ
First Floor Front, 30 King Street, Manchester, M2 6AZ
Basement And Ground Floor, 28 King Street, Manchester, M2 6AY
9 South King Street, Manchester, M2 6DG
Second Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
2 Ridgefield, Manchester, M2 6EQ
Third Floor Left, 6 South King Street, Manchester, M2 6DQ
6 - 8 South King Street, Manchester, M2 6DW
Basement And Ground Floor, 4A South King Street, Manchester, M2 6DQ
10 - 14 South King Street, Manchester, M2 6DQ
9 John Dalton Street, Manchester, M2 6FW
28 - 30 King Street, Manchester, M2 6AY
28 King Street, Manchester, M2 6AY
EDWARDS & COMPANY (PROPERTY) LTD, Second Floor And Third Floor, 26 King Street, Manchester, M2 6AY
22 King Street, Manchester, M2 6AG
1 Ridgefield, Manchester, M2 6EG
Flat 3, 33 South King Street, Manchester, M2 6DE
Flat 2, 33 South King Street, Manchester, M2 6DE
Basement And Ground Floor, 34 - 36 King Street, Manchester, M2 6BA
31 - 33 John Dalton Street, Manchester, M2 6FW
Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Fifth Floor, 6 South King Street, Manchester, M2 6DQ
Basement Store, 6 South King Street, Manchester, M2 6DQ
6 South King Street, Manchester, M2 6DQ
Second Floor, 5 Ridgefield, Manchester, M2 6EG
36 King Street, Manchester, M2 6BA
17 John Dalton Street, Manchester, M2 6FW
First Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Basement And Ground Floor, 30 King Street, Manchester, M2 6AZ
Second Floor, 30 King Street, Manchester, M2 6AZ
First Floor, 1 Ridgefield, Manchester, M2 6EG
Second Floor, 36 King Street, Manchester, M2 6BA
Basement And Ground Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
Ground Floor First Floor Second Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
23 John Dalton Street, Manchester, M2 6FW
First Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
4A Ridgefield, Manchester, M2 6EQ
Second Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
26 King Street, Manchester, M2 6AY
Second Floor, 1 Ridgefield, Manchester, M2 6EG
Flat 1, 33 South King Street, Manchester, M2 6DE
First Floor, 36 King Street, Manchester, M2 6AZ

19 John Dalton Street, Manchester, M2 6FW
25 John Dalton Street, Manchester, M2 6FW
Fourth Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Second Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Third Floor, 2 Ridgefield, Manchester, M2 6EQ
Third Floor Right, 6 South King Street, Manchester, M2 6DQ
Second Floor, 6 South King Street, Manchester, M2 6DQ
5 Ridgefield, Manchester, M2 6EG
Third Floor, 1 Ridgefield, Manchester, M2 6EG
12 - 14 King Street, Manchester, M2 6AG
Third Floor, 36 King Street, Manchester, M2 6BA
14 John Dalton Street, Manchester, M2 6JP
Second Floor Front, 14 John Dalton Street, Manchester, M2 6JP
Fourth Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
Fifth Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Fourth Floor, 6 South King Street, Manchester, M2 6DQ
Sixth Floor, 6 South King Street, Manchester, M2 6DQ
Fourth Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
First Floor, 5 Ridgefield, Manchester, M2 6EG
Second Floor Rear, 14 John Dalton Street, Manchester, M2 6JP
Third Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
29 John Dalton Street, Manchester, M2 6FW
Ground Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Third Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
7 John Dalton Street, Manchester, M2 6FW
Third Floor, 28 - 30 King Street, Manchester, M2 6AY
First Floor Rear, 28 King Street, Manchester, M2 6AY
Second Floor Rear, 28 King Street, Manchester, M2 6AY
PAUL NICHOLS & CO, Second Floor Front, 28 King Street, Manchester, M2 6AY
First Floor, 26 King Street, Manchester, M2 6AY
24 - 26 King Street, Manchester, M2 6AY
16 - 18 King Street, Manchester, M2 6AG
34 - 36 King Street, Manchester, M2 6AZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
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