

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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:

- A665_P_102 LOCATION PLAN 1:1250 A3
 - A665_P_101 BLOCK PLAN 1:500 A3
 - A665_P_105A DEMOLITION PLANS_LOWER 1:100 A3 (Received 11/03/2024)
 - A665_P_106 DEMOLITION PLANS_UPPER 1:100 A3
 - A665_P_201 PROPOSED SITE PLAN 1:500 A3
 - A665_P_204 PROPOSED REFLECTIVE CEILING PLANS LOWER 1:100 A3
 - A665_P_205 PROPOSED REFLECTIVE CEILING PLANS UPPER 1:100 A3
 - A665_P_301 PROPOSED WEST ELEVATION 1:100 A3
 - A665_P_302 PROPOSED SOUTH ELEVATION 1:100 A3
 - A665_P_303 PROPOSED CONTEXT SOUTH ELEVATION 1:200 A3
 - A665_P_304 PROPOSED CONTEXT WEST ELEVATION 1:200 A3
 - A665_P_401A Rev B PROPOSED SECTION AA 1:100 A3 (Received 15/04/2024)
 - A665_P_403 PROPOSED SECTION CC 1:100 A3
 - A665_P_404A PROPOSED SECTION DD 1:100 A3 (Received 11/03/2024)
 - A665_P_405A PROPOSED SECTION EE 1:100 A3 (Received 11/03/2024)
 - A665_P_406A PROPOSED SECTION FF 1:100 A3 (Received 11/03/2024)
 - A665_P_500A PROPOSED BASEMENT ELEVATION 1 OF 2 1:20 A3 (Received 11/03/2024)
 - A665_P_501B PROPOSED BASEMENT ELEVATION 2 OF 2 1:20 A3 (Received 11/03/2024)
 - A665_P_502 PROPOSED FIRST FLOOR ELEVATION 1:20 A3
 - A665_P_503 PROPOSED SECOND FLOOR ELEVATION 1 OF 2 1:20 A3
 - A665_P_504 PROPOSED SECOND FLOOR ELEVATION 2 OF 2 1:20 A3
 - A665_P_3006 PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 1 OF 2 1:100 A3
 - A665_P_3007A PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 2 OF 2 1:100 A3 (Received 16/04/2024)
 - PROPOSED CONSTRUCTION DETAILS A665_T_3000 PROPOSED PARTY FLOOR DETAIL 1:5 A3
 - A665_T_3001 PROPOSED NEW PARTY WALL INFILL DETAIL 1 OF 2 1:5 A3
 - A665_T_3002 PROPOSED NEW PARTY WALL INFILL DETAIL 2 OF 2 1:5 A3
 - A665_T_3003 PROPOSED NEW FRONT DOOR 1:5 A3
 - A665_T_3004 NEW SOIL PIPE PLAN DETAIL 1 OF 2 1:5 A3
 - A665_T_3005 NEW SOIL PIPE PLAN DETAIL 2 OF 2 1:5 A3
 - A665_T_3006 TYPICAL CONSERVATION 1:5 A3
 - A665_T_801 TYPICAL EXISTING SASH WINDOW DETAIL 1:20 A3
 - A665_T_802 PROPOSED SECONDARY GLAZING DETAIL
- (All stamped as received by the City Council as Local Planning Authority on 29.03.2023 unless specified otherwise)

- A665_P_202C PROPOSED BASEMENT, GF & 1ST FLOOR PLANS (Received 11/03/2024)
- A665_P_203B PROPOSED 2ND FLOOR & ROOF PLANS (Received 15/04/2024)
- A665_P_501A PROPOSED BASEMENT ELEVATIONS (Received 01/08/2023)
- A665_P_500C WASTE MANAGEMENT STRATEGY PLAN (Received 11/03/2024)
- A665_P_3007C PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 1 of 2 (Received 11/03/2024)
- A665_P_3008A PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 2 of 2
- A665_T_3005 NEW MECHANICAL VENTILATION DUCT - TYPE A
- A665_T_3005 NEW MECHANICAL VENTILATION DUCT - TYPE B
- A665_T_3005 ELECTRIC RISER DETAIL
(All stamped as received by the City Council as Local Planning Authority on 09.08.2023 unless specified otherwise)
- A665_C_310 PROPOSED GA ELEVATIONS- VENTS DETAIL
- A665_T_802A PROPOSED SECONDARY GLAZING DETAILS
(All stamped as received by the City Council as Local Planning Authority on 12.09.2023)

Documents:

- Planning Statement prepared by Paul Butler Associates
- Heritage Statement prepared by Paul Butler Associates
- Design and Access Statement prepared by Ollier Smurthwaite Architects
- Air Quality Assessment prepared by Redmore Environmental Consulting.

(All stamped as received by the City Council as Local Planning Authority on 29.03.2023)

- Architectural Method Statement and Specification of Building Elements prepared by Ollier Smurthwaite Architects. 2nd Issue (received on 09.08.2023)
- Noise Assessment for Planning Purposes prepared by AEC (received on 12.09.2023).
- Archaeological Written Scheme of Investigation (Prepared by Paul Butler Associates; Dated 14/08/2023; Received 15/03/2024)
- Archaeological Building Survey (Prepared by Paul Butler Associates; Dated 28/09/2023; Received 15/03/2024).

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.

3. Notwithstanding No materials shall be used on the proposed development other than those referred to on the approved plans and supporting documentation.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

Pre-commencement

4. Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:
 - Measures to control noise and vibration
 - Dust suppression measures
 - Compound locations where relevant
 - Details of an emergency contact telephone number
 - A community consultation plan
 - Sheeting of construction vehicles
 - Parking of vehicle of site operatives and visitors
 - Types and frequency of vehicular demands
 - Routes for construction traffic (Including appropriate swept-path assessment)
 - Locations for loading/unloading and storage of plant, waste and construction materials
 - Any necessary temporary traffic management measures
 - Arrangements for turning vehicles
 - Arrangements to receive abnormal loads or unusually large vehicles

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents and neighbouring properties and in the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5. a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads / streets shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

- Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

6. a) Prior to commencement of the development, a scheme for a clean air intake shall be submitted to and approved in writing by the City Council as local planning authority.

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.

7. No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
 - a) A phased programme and methodology of investigation and recording to include:
 - archaeological building recording (Historic England Level 2 / 3);
 - archaeological watching brief and recording of previously hidden historic fabric.
 - b) A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
 - 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: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

Pre-occupation

8. 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. Prior to commencement of the use 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme 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.

9. Prior to the first use of the development a scheme demonstrating that both dwellings hereby approved have achieved a secured by design accreditation shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of designing out criminal and anti-social behaviour in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Compliance

10. The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed drawing A665_P_550C WASTE MANAGEMENT STRATEGY PLAN (Received on 11.03.2024) shall be implemented as part of the development, be made available for use prior to first occupation and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester

11. The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties 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 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

12. The residential dwellings hereby approved shall not be sub-divided into further dwellings for the lifetime of the development.

Reason – In the interest of securing a high level of amenity for future occupiers in accordance with Core Strategy Policy SP1 and DM1, and the National Planning Policy Framework.

Prior to the commencement of the occupation of the use hereby approved, a scheme detailing the security measures that have been implemented as part of the development, including new doors, windows and secondary glazing, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall then be retained for the lifetime of the development.

Reason – In the interest of delivering a secure development to discourage and prevent criminal and anti-social behaviour in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

The development shall proceed in accordance with the submitted Archaeological Written Scheme of Investigation (Prepared by Paul Butler Associates; Dated 14/08/2023; Received 15/03/2024) and Archaeological Building Survey (Prepared by Paul Butler Associates; Dated 28/09/2023; Received 15/03/2024).

The Greater Manchester Archaeological Advisory Service will be notified no less than one week in advancement of the commencement of the development hereby approved and shall be kept informed of significant findings of the building investigation during the carrying out of the approved scheme.

Reason - In the interest of recording and advancing understanding of the heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).