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

Salboy Ltd
Unit 3 Birchwood One Business Park
Dewhurst Road
Birchwood
Warrington
WA3 7GB

Agent (if used)

Mr Joe McElhone
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Variation of condition 3 (Specified Plan) attached to planning permission 118831/FO/2018 to include basement area to block A

Location: Former Boddingtons Brewery Site , Dutton Street, Manchester, M3 1LE

Date of application: 8 September 2023

Application number: 138031/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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise and traffic impacts. Further work and discussion shave taken place with the applicant through the course of the application, particularly in respect of the appearance of the building along with other matters arising from the consultation and notification process. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the 28 February 2022.

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

2) The development shall be carried out in accordance with the phasing plan Drawing 273-LYR-XX-ZZ-DWG-L-1003 stamped as received by the City Council, as Local Planning Authority, on the 10 December 2021 (as approved under CDN/21/0931).

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and the Boddington Strategic Regeneration Framework.

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

Drawings and documents approved as part of planning application 138031/JO/2023

Architectural Drawings, prepared by Studio Power (August 2023) 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan; 0022-SP-ZZ-XX-DR-A-0503-P2-Building A West Elevation; 0022-SP-XX-ZZ-DR-A-0410-P1 o Construction Management note, prepared by DOMIS Construction; Basement Design note, prepared by Renaissance (ref: BRW-REN-AA-ZZ-RP-S-DN001-P01); and 0022 - Brewery Block A - Basement Design Brochure, prepared by Studio Power (August 2023) received by the City Council, as Local Planning Authority, on the 8 September 2023

Drawings and documents approved as part of 137897/NMC/2023

0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 -

Great Ducie Street Floor Plan; 0022-SP-ZZ00-DR-A-0300-P1-Ground Floor - All Blocks; 0022-SP-ZZ-01-DR-A-0301-P1-First Floor Plan; 0022-SP-ZZ-02-DR-A-0302-

P1-Second Floor Plan; 0022-SP-ZZ-03-DR-A-0303-P1-Third Floor Plan; 0022-SP-ZZ-04-DR-A-0304-P1-Fourth Floor

Plan; 0022-SP-ZZ-05-DR-A-0305-P1-Fifth Floor Plan; 0022-SP-ZZ-06-DR-A-0306-P1-Sixth Floor Plan; 0022-SP-ZZ-07-

DR-A-0307-P1-Seventh Floor Plan; 0022-SP-ZZ; 08-DR-A-0308-P1-Eighth Floor Plan; 0022-SP-ZZ-09-DR-A-0309-P1-

Ninth Floor Plan; 0022-SP-ZZ-10-DR-A-0310-P1-Tenth Floor Plan; 0022-SP-ZZ-11-DR-A-0311-P1-Eleventh Floor Plan;

0022-SP-ZZ-12-DR-A-0312-P1-Twelfth Floor Plan; 0022-SP-ZZ-13-DR-A-0313-P1-Thirteenth Floor Plan; 0022-SP-ZZ-14-

DR-A-0314-P1-Fourteenth Floor Plan; 0022-SP; ZZ-15-DR-A-0315-P1-Fifteenth Floor Plan; 0022-SP-ZZ-16-DR-A-0316-

P1-Sixteenth Floor Plan; 0022-SP-ZZ-17-DR-A0317-P1-Seventeenth Floor Plan; 0022-SP-ZZ-18-DR-A-0318-P1-

Eighteenth Floor Plan; 0022-SP-ZZ-19-DR-A-0319-P1-Ninteenth Floor Plan; 0022-SP-ZZ-20-DR-A-0320-P1-Twenieth

Floor Plan; 0022-SP-ZZ-21-DR-A-0321-P1-Twenty-First Floor Plan; 0022-SP-ZZ-22-DR-A-0322-P1-Twenty-Second Floor

Plan; 0022-SP-ZZ-23-DR-A-0323-P1-Twenty-Third Floor Plan; 0022-SP-ZZ-24-DR-A-0324-P1-Twenty-Fourth Floor Plan;

0022-SP-ZZ-25-DR-A-0325-P1-Twenty-Fifth Floor Plan; 0022-SP-ZZ-RF-DR-A-2700-P1-Roof Plan; 0022-SP-ZZ-XX-DR-A0400-P1-Building A Section AA; 0022-SP-ZZ-XX-DR-A-0401-P1-Building A Section BB; 0022-SP-ZZ-XX-DR-A-0402-P1-

Building B & C Section CC; 0022-SP-ZZ-XX-DR-A-0403-P1-Building D & E Section DD; 0022-SP-ZZ-XX-DR-A-0404-P1-

Building B & Commercial Units Section EE 0022-SP-ZZ-XX-DR-A-0405-P1-Building E & Commercial Units Section FF;

0022-SP-ZZ-XX-DR-A-0500-P1-Building A North Elevation; 0022-SP-ZZ-XX-DR-A-0501-P1-Building A East Elevation;

0022-SP-ZZ-XX-DR-A-0502-P1-Building A South Elevation;0022-SP-ZZ-XX-DR-A-0504-P1-Building B North Elevation; 0022-SP-ZZ-XX-DR-A-0505-P1-Building B & C East Elevation; 0022-SP-ZZ-XX-DR-A-0506-P1-Building C South Elevation; 0022-SP-ZZ-XX-DR-A-0507-P1-Building B & C West Elevation; 0022-SP-ZZ-XX-DR-A-0508-P1-Building C North Elevation; 0022-SP-ZZ-XX-DR-A-0509-P1-Building B South Elevation; 0022-SP-ZZ-XX-DR-A-0510-P1-Building D&E North Elevation; 0022-SP-ZZ-XX-DR-A-0511-P1-Building D & E East Elevation; 0022-SP-ZZ-XX-DR-A-0512-P1-Building D & E West Elevation; 0022-SP-ZZ-XX-DR-A-0513-P1-Building D

South Elevation; 0022-SP-ZZ-XX-DR-A-0514-P1-Building E North Elevation; 0022-SP-ZZ-XX-DR-A-0515-P1-Building E

South Elevation; 0022-SP-ZZ-XX-DR-A-0516-P1-Site Wide Elevations NMA

The above drawings were received by the City Council, as Local Planning Authority, on the 23 August 2023

Drawings and documents approved as part of 132287/NMC/2021

- 273-LYR-XX-ZZ-DWG-L-1002 (Boddingtons Green Strip Phase 2); 273-LYR-01-02-DWG-L-1002 (Phase 1 Platform Works Zoom in GA); 273-LYR-01-02-DWG-L-1001 (Phase 1 Platform Works Landscape GA) related to the Top Platform works phase defined by Condition 2 stamped as received by the City Council, as Local Planning Authority, on the 22 November 2021

Drawings and documents approved as part of planning permission 118831/FO/2018

Drawings

A2943 100 R1, A2943 120 R1, A2943 121 R1, A2943 150 R1, A2943 198 R16, A2943 199 R16, A2943 200 R16, A2943 201 R16, A2943 202 R16, A2943 203 R15, A2943 204 R14, A2943 205 R14, A2943 206 R14, A2943 207 R14, A2943 208 R14, A2943 209 R14, A2943 210 R14, A2943 211 R15, A2943 212 R14, A2943 213 R14, A2943 214 R14, A2943 215 R14, A2943 216 R14, A2943 217 R14, A2943 218 R14, A2943

219 R14, A2943 220 R14, A2943 221 R14, A2943 222 R14, A2943 223 R11, A2943 224 R12, A2943 225 R10, A2943 226 R10, A2943 300 R7, A2943 301 R5,

A2943 302 R5, A2943 303 R5, A2943 304 R5, A2943 305 R5, A2943 400 R8, A2943 401 R8, A2943 402 R8, A2943 403 R8, A2943 410 R7, A2943 411 R7, A2943 412 R7, A2943 413 R7, A2943 414 R7, A2943 415 R7, A2943 420 R7, A2943 421 R7, A2943 422 R7, A2943 423 R7, A2943 424 R7, A2943 425 R7, A2943 500 R1 and A2943 501 R1 all stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018

Supporting Information

Environmental Statement (including the following documents, construction management and phasing, socio-economic, townscape and visual impact, archaeology and visual impact, noise and vibration, transport, air quality, water resources, sunlight, daylight and overshdowing and wind microclimate), design and access statement prepared by Assael, planning and tall building statement prepared by Deloitte Real Estate, public realm and landscaping strategy prepared by Urban, Environmental Standards statement prepared by Hilson Moran, Statement of Consultation prepared by Deloitte Real Estate, phase 1 desk based ground conditions report prepared by Wardell Armstrong, Ecological Assessment prepared by Wardell Armstrong, Arboricultural assessment prepared by Wardell Armstrong, Crime Impact Statement (version A) prepared by Design for Security at Greater Manchester Police, Ventilation strategy prepared by Hilson Moran, TV reception study prepared by Hilson Moran, residential management statement prepared by Urban Bubble and commercial strategy prepared by Future City all stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018

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.

4) (a) Phase 1 shall be carried out in accordance with the Covering letter stamped as received by the City Council, as Local Planning Authority, on the 10 December 2021 (as approved under CDN/21/0931).

(b) Phase 2, local Labour, shall be carried out in accordance with the Local Labour details received by the City Council, as Local Planning Authority, on the 29 June 2023 (as approved under CDN/23/0215).

The approved document shall be implemented as part of the construction and occupation phases of a relevant phase of the development.

(c) Within six months of the first occupation of each relevant phase of the development, details of the results of the scheme shall be submitted for consideration.

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

5) (a) Phase 1 shall be carried out in accordance with the Archaeological Written Scheme of Investigation stamped as received by the City Council, as Local Planning Authority, on the 10 December 2021 (as approved under CDN/21/0931).

(b) Phase 2 shall be carried out in accordance with the Written Scheme of Evaluation (WSI) for an archaeological evaluation Project: Old Brewery Gardens, Manchester V2

received by the City Council, as Local Planning Authority, on the 27 March 2023 (as approved under CDN/23/0215).

No development shall take place of each relevant phase of development as detailed in Condition 2 until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in relation to each relevant phase in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor.

There shall be no occupation of phase 2 development until:

b. A programme for post investigation assessment to include:

a. analysis of the site investigation records and finds

b. production of a final report on the significance of the archaeological and historical interest represented.

c. Dissemination of the results commensurate with their significance, including

a. provision for interpretation panels and a booklet.

d. Provision for archive deposition of the report and records of the site investigation.

e. 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 the NPPF.

6) (a) Phase 1drainage shall be carried out in accordance with the Information stamped as received by the City Council, as Local Planning Authority, on the 5 and 31 January and 15 February 2022 (as approved under CDN/21/0931).

(b) Notwithstanding the water resources section of the ES stamped as received by the City Council, as Local Planning Authority on the 19 January 2018, (a) Prior to the commencement of the residential phase of the development (excluding trial trenching and investigations, archaeological dig, earthworks and ground remediation, piling and pile mat installation), a surface water drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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

o 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 40% climate change in any part of a building;

o 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 needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

o Hydraulic calculation of the proposed drainage system;

o Construction details of flow control and SuDS elements

The phase of development shall then be constructed in accordance with the approved details, within a previously agreed timescale. (b) Prior to the first occupation of the phase of development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

As altered under 137321/NMC/2023.

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).

7) (a) Phase 1 ground conditions shall be carried out in accordance with the Covering letter and remediation reports stamped as received by the City Council, as Local Planning Authority, on the 10 December 2021 and Email including remediation reports from Michael Percival dated 13 January 2022 (as approved under CDN/21/0931).

(b) When phase 1 of 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 prior to the first occupation of the residential element of each relevant phase of development.

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 of that phase shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

(c) Phase 2 Ground Conditions shall be carried out in accordance with the Brownfield Solutions remediation strategy dated August 2023 referenceJEM/C5313/12035 Rev C received by the City Council, as Local Planning Authority, on the 15 August 2023, Explosive Ordnance Desk Top Study prepared by EOD Contracted Limited (February 2023), Site Investigation proposal prepared by Brownfield Solutions Ltd (March 2023), Phase II Geo-Environmental Assessment Report prepared by Brownfield Solutions Ltd (April 2023), Addendum Ground Gas Risk Assessment prepared by Brownfield Solutions Ltd (June 2023) received by the City Council, as Local Planning Authority, on

the 16 June 2023 and Risk pipe assessment received by the City Council, as Local Planning Authority, on the 28 July 2023 (as approved under CDN/23/0398).

(d) When phase 2 of 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 prior to the first occupation of the residential element of each relevant phase of development.

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 of that phase 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).

8) (a) Phase 1 construction management shall be carried out in accordance with the Construction noise and vibration assessment stamped as received by the City Council, as Local Planning Authority, on the 10 December 2021 (as approved under CDN/21/0931).

(b) Phase 2 shall be carried out in accordance with the CMP received by the City Council, as Local Planning Authority, on the 30 May 2023 (as approved under CDN/23/0215)

If monitoring scenario 1 or 2 is adopted and complaints are subsequently received then the developer will need to commit to undertaking additional continual monitoring to establish the noise / vibration levels and determine whether they are within the agreed limit(75dBA noise and 1.0mm/s ppv forvibrati on) or in exceedance where the measures stated in the CMP will be adopted.

That phase of development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN9, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) Prior to any above ground works associated with a phase of development, (a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

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

10) Prior to the first occupation of the residential element of each phase of development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

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.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

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).

11) The Piling for Phase 2 shall be carried out in accordance with the DOMIS CONSTRUCTION LTD BRWRY, Manchester Site Investigation Proposal NHA/C5313/11937 March 2023 by Brownfield Solutions Ltd and DOMIS CONSTRUCTION LTD BRWRY, Manchester Piling Risk Assessment JEM/C5313/12036 April 2023 by Brownfield Solutions Ltd

The above documents were received by the City Council, as Local Planning Authority, on the 16 June 2023 (as approved under CDN/23/0398).

The approved details shall then 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).

12) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

The development shall be carried out in accordance with the Ecological method statement received by the City Council, as Local Planning Authority, on the 27 March 2023 (as approved under CDN/23/0215). The precautionary Method Statement at 5.1 of the report should be implemented in full.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

13) (a) Phase 1 shall be carried out in accordance with Covering letter stamped as received by the City Council, as Local Planning Authority, on the 10 December 2021 in respect of Japanese Knotweed (as approved under CDN/21/0931).

(b) Phase 2 shall be carried out in accordance with the Japanese Knotweed Solutions Ltd, 2023 received by the City Council, as Local Planning Authority, on the 27 March 2023 (as approved under CDN/23/0215). The precautionary Method Statement at 5.1 of the report should be implemented in full.

The approved strategy shall then be implemented in full for that phase of the development.

Reason - In order to prevent the spread of Japanese knotweed pursuant to policy EN15 of the Manchester Core Strategy (2012).

14) Demolition works shall be carried out in accordance with the Ecological method statement received by the City Council, as Local Planning Authority, on the 27 March 2023 (as approved under CDN/23/0215).

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

15) Notwithstanding public realm and landscaping strategy stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018 prior to the first occupation of the residential element of each phase of this development details of a hard and soft landscaping treatments (including tree planting and boundary treatments) shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented not later than 12 months from the date the residential element within each phase is first occupied. 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.

16) The development hereby approved shall be carried out in accordance with the Environmental Standards prepared by Hilson Moran statement stamped as received by the City Council, as Local Planning Authority, on the 19 January 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 for each phase.

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.

17) Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, prior to the first occupation of the residential element and first use of each commercial unit with each phase, 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 for each phase 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).

18) Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first use of each commercial unit and gym area within each phase as indicated on drawings 0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023;

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 submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units and the gym area within each phase.

The measures implemented 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).

19) Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first occupation of the residential accommodation within each phase hereby approved, the accommodation shall be insulated in accordance with a scheme 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 submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the residential accommodation within each phase. The measures implemented shall be retained and maintained for as long as the development remains in use.

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).

20) (a) Prior to the first occupation of the residential accommodation within each phase and (b) first use of the commercial units hereby approved within each phase, the refuse arrangements and waste management strategy for (a) and (b) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented prior to the first occupation of the residential element and first use of the each commercial unit within each phase and thereafter be retained and maintained in situ for as long as the development remains in use.

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

21) Prior to the first use of each of commercial units within each phase, as indicated on drawing 103_101 Rev P5 stamped as received by the City Council, as Local Planning Authority, on the 19 January 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).

22) Prior to the first use of each of the commercial units within each phase as indicated on drawings 0022-SP-ZZ-B2-DRA-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023 and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; 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 within each phase 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).

23) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme for each phase shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme for each phase shall be implemented in full prior to the first use of the residential element within each phase of development and shall remain in operation for so long as the development is occupied.

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.

24) 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 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.

25) 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).

26) Prior to the first use of each commercial unit within each phase, as indicated on drawings0022-SP-ZZ-B2-DR-A-03B2- P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; 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.

27) Prior to the first use of the communal roof terraces the opening hours for the terraces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The roof terraces shall then operate in accordance with the approved hours.

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).

28) The commercial units as shown on drawings 0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan- 0022-SP-ZZ-00-DR-A-0300-P1- Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street

Floor Plan received on the 08 September 2023; 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.

29) The commercial units, as indicated on drawings 0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, -and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023 and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; can be occupied as A1, A2, A3, B1 or D1 (with the exception of a place of worship). 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 .

30) In the event that any of the commercial units, as indicated on drawings 0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, and 0022-SPZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; are occupied as an A3 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

o Management of patrons and control of external areas. For the avoidance of doubt this shall include:

o Dispersal policy;

o Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

31) Notwithstanding the management plan strategy stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, for Block B-E only, prior to the first use of the residential element of the development hereby approved, a robust management plan for the letting of the residential accommodation shall be submitted for approval in writing to the City Council, as Local Planning Authority. The approved

management plan shall be implemented from the first occupation and be retained in place for as long as the development remains in use.

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.

32) 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 Block A 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.

33) The development of each phase shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018. The development shall only be carried out in accordance with these approved details. The development within each phase hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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.

34) 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 19 January 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).

35) Prior to the first occupation of the residential building element within each phase, the provision of the 868 cycle spaces/provision, as indicated on drawing 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023 and drawings 0022-SP-ZZ-B1-DR-A-03B1-P2 and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; shall be implemented prior to the first occupation of the residential element of each phase 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).

36) Prior to the first occupation of the residential element within block A of the development hereby approved, the car parking layout, as indicated on drawing 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023 shall be laid out, demarcated and made available. The car parking layout shall be retain and maintained for as long as the development remains in use.

The car parking layout shall be retain 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).

37) Prior to the first use of the residential element within the first phase of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

o Amendments to the existing TROs along Dutton Street:

o Inclusion of 3 loading bays;

o Relocation of 4 Car Club Bays;

o Addition of 2 disabled bays;

o Relocation of 7 Coach bays (Dutton Street/ Park Street).

o Vehicular crossovers reinstatement/new and resurface footways around the perimeter of the site on Dutton Street and Trinity Way frontages;

o Widening of footway at corner of junction of Dutton Street/New Bridge Street around the perimeter of the site.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element within the final phase 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).

38) Notwithstanding the TV reception survey prepared by Hilson Moran, stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, within one month of the practical completion of each phase of the development or

before the residential element of 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 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.

39) Within 6 months of the residential element of each phase 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).

40) Prior to the first occupation of each phase of the residential element of the development hereby approved, details of the provision to promote car hire scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of each phase of the residential element of the scheme and thereafter retained and maintained in situ.

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

41) Prior to the first use of any commercial unit within each phase of development as indicated on drawings 0022-SP-ZZB2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; 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).

42) Prior to the first use of the first commercial unit(s) within each phase of development as indicated on drawings 0022- SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan and 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; a servicing strategy for deliveries and refuse collection for the units 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 and be in place prior to the first use of commercial unit to which each scheme relates.

Reason - In the interest of adequate servicing pursuant to policies SP1 and DM1 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: 21 March 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.