

15 February 2024

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO: Jennifer Atkinson

Dear Jennifer

Jersey Wharf

Application for a Section 73 Amendment – Planning Permission Ref: 133769/FO/2022

Please find enclosed an application for a Section 73 amendment to Planning Permission ref: **133769/FO/2022** (as amended by 136201/NMC/2023), in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended).

The Planning Permission relates to the erection of two 8-storey residential buildings in Ancoats, known as Jersey Wharf. The Applicant is Manchester Life Development Company 3 Ltd (MLDC).

Jersey Wharf gained planning permission in January 2023. Manchester Life brought forward the scheme in conjunction with other schemes being brought forward by partners: Manchester City Council, and Great Places Housing Group.

The shared intent was to deliver a range of housing tenures and a Mobility Hub, which, when combined, delivered against the area's objectives as set out in the 2020 Poland Street Zone, Neighbourhood Development Framework (NDF).

Jersey Wharf relies on the Mobility Hub for its resident parking. This approach was adopted in response to the NDF, promoting active streetscapes and reducing vehicle movements, benefiting the wider community and supporting the city's transport and climate strategies. This choice also allowed more space for commercial units and external landscaping within the scheme.

Due to the Mobility Hub's delayed programme, Manchester Life postponed entering into the building contract for 12 months. Since this time, economic pressures have resulted in unforeseen construction inflation, leading to a 20% cost increase between the cost plan supporting the planning application in May 2022 and the tender price received in August 2023.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

The May 2022 Financial Viability Appraisal produced by Savills in support of the Jersey Wharf planning application (ref 130354/FO/2021) assumed a 10% profit on GDV for a Private Rented scheme (reduced from the standard 15-20% considered a suitable developers profit within National Planning Policy Guidance). It concluded that even without an affordable housing contribution, the scheme was unviable with a residual land value £2.35m below the benchmark land value. Despite that, Manchester Life re-stated their commitment to the area and finding a route to viability within that application.

When the tender prices received in August 2023 are inserted into the viability appraisal, the scheme is rendered unviable and undeliverable, even with the reduced developer's profit at 10% and without an affordable housing contribution. Maintaining the 10% profit on GDV increases the gap between residual and benchmarked land value to in excess of £10m. Alternatively if the land value is fixed at the benchmark of £1.416m, the profit on GDV reduces to -8%.

Despite the challenges and limited financial return, Manchester Life remains committed to transforming Ancoats and delivering the vision for the Poland Street area as articulated in the 2020 NDF.

This commitment in the context of the commercial pressures expressed above has driven a series of minor scheme amendments that retain the integrity of the consented design and respect the parameters of the NDF, including building height constraints.

The amendments limit the impact of the construction cost increases and improve the viability position. When combined with a long-term commitment to Ancoats, this enables Manchester Life to deliver 190 high-quality homes in support of both Ancoats' regeneration, and the city's housing demand.

Further details on these amendments and the design process undertaken are provided within this application.

1 Proposed Description of Development

For completeness, the description of development for Planning Permission ref: 133769/FO/2022 is:

"Erection of two, 8 storey residential buildings (Use Class C3a) with associated ground floor commercial (Use Class E) and ancillary amenity space, together with cycle and car parking, landscaping and public realm and other associated works following demolition of existing structures."

The proposed Description of Development for this S.73 application is:

"Variation of Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 20, 22, 24, 28, 29, 30, 31, 36, 37, 40 attached to planning permission ref: 133769/FO/2022 (as amended by 136201/NMC/2023) for a residential scheme (Use Class C3) with ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (to 529.40 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works to incorporate changes to the mix of apartments, a reduction

in the quantum of commercial floorspace, changes to the building facade and a reduction to the building height.”

2 Planning History

Planning Permission ref: 133769/FO/2022 was granted on 10 January 2023. A Section 96(a) applications pursuant to ref: 133769/FO/2022 has since been approved:

2.1 136201/NMC/2023– Amendments to Conditions 3, 5, 6, 7, 9, 10, 11, 12, 14 and 48

Ref: 136201/NMC/2023, approved in April 2023, facilitated the lawful implementation of the planning permission via drainage connections. Conditions 3, 5, 6, 7, 9, 10, 11, 12, 14 and 48 were amended to include the relevant drawings for the Drainage Enabling Works Phasing Boundaries drawing (ref: JWA-CUR-XX-XX-DR-C-92504-P03).

2.2 Conditions

To date, the following conditions attached to ref: 133769/FO/2022 have been discharged:

Condition 3 (Piling), 7 (CEMP), 8 (Drainage) and 11 (CMP) were discharged 21 April 2023.

Condition 5 (Canal Wall), 6 (Canal Method Statement), 10 (Ground Conditions – part a), 14 (Local Labour – part a), as well as a partial discharge of Condition 9 (Archaeology) were approved in 17 November 2023, fully discharging all pre-commencement conditions / elements attached to the consent.

3 Pre-application Consultation

The approved scheme was subject to a comprehensive process of public and stakeholder engagement in 2022, including engagement with Greater Manchester Police, Historic England, Manchester City Council Highways, Transport for Greater Manchester, Greater Manchester Archaeology Advisory Service, local businesses and residents, and local ward councillors.

This application for an amended scheme is submitted following pre-application consultation with the Local Planning Authority. Two sessions were held, an initial pre-application meeting on 2 November 2023, in which the LPA were supportive of the proposals but requested that the materiality of the facade remains unchanged from the consented scheme.

A follow-up meeting was held 23 January 2024, in which the LPA were presented with the proposed amendments, with the materiality unchanged. It was agreed during this meeting that the proposed amendments are acceptable in principle and could be progressed as Section 73 application to the existing permission.

4 Variation of Conditions (Approved Drawings)

The provision of high-quality, architecturally sensitive residential schemes has always been recognised as key to creating an attractive, diverse and vibrant neighbourhood at Ancoats. Minor amendments to the building are therefore proposed following detailed design and consideration of the construction methodology. The proposed amendments are set out in detail in the accompanying Design and Access Statement Addendum and are summarised below.

The Applicant seeks to amend condition wording to reflect the updated drawing references which are referred to in the relevant conditions. The approved drawings and proposed drawing referenced are listed in Appendix A of this letter. There are no changes proposed to the wording of these conditions aside from the updating drawing references. Please see Appendix B for full condition wording.

4.1 Residential Mix

As set out above, Jersey Wharf has become unviable as a result of macro-economic changes. In order to bring forward a deliverable and viable scheme balconies have been removed and the building footprint has been reduced by the equivalent area. This reduction in building area has led to the requirement to slightly amend the internal layouts and mix.

Due to the reasons described above, the quantum of commercial floorspace across the scheme has been reduced from 614.12 sq.m to 529.40 sq.m. The mix of units has also been altered to better reflect market demand in the Ancoats area.

The revised mix is as follows:

Unit Type	Consented		Proposed	
1B2P	50	26%	57	30%
2B4P	128	67%	122	64%
3B6P	12	7%	11	6%
Total	190		190	

All proposed homes remain compliant with Manchester Space Standards.

4.2 Building Facade

The design has been amended to omit the balconies on all facades, creating a more efficient building. The removal of the balconies enables a regular brick pier width across the entire length of the facade, including corners, which better complements the 19th century warehouse architecture. In addition, the omission of the balconies has also enabled a regular grid-fenestration strategy and improves the overall

symmetry of the elevations. The omission of the balconies and the associated changes also directly responds more positively to a comment raised by Historic England during consultation.

4.3 Building Massing

To achieve a more efficient construction methodology, further adjustments to the massing of the proposed development are proposed. Two brick courses (150mm) per residential floor will be removed, resulting in a 1050mm reduction to the parapet line of the building. Pursuant to this, the floor to ceiling height of the residential units will be reduced from 2550mm to 2400mm, which remains within accordance to the Manchester Residential Quality Design Guidance. In addition, the building footprint and massing reduced from 3.15m to 3m.

4.1 Photovoltaic (PV) Panels

In order to bring forward a deliverable scheme, Manchester Life propose a reduction to the 23% improvement on Part L 2013 to a 9% improvement on Part L 2013 which is in compliance with the EN6 planning requirement.

The proposals seek to ensure that the specification enhancements which cannot be retrofitted are maintained. In this way, the scheme maintains the principles and objectives of the Sustainability Statement by ensuring the scheme is future proofed in the journey towards Net Zero Carbon.

The proposals therefore retain the enhanced u-values, glazing specification and air tightness specified in the original planning application with the only change proposed being the removal of the Photo-Voltaic (PV) panels installed to the roof.

Reduction of the proposed PV panels from the approved drawings supports the viability and deliverability of the scheme whilst still achieving the required 9% improvement on Part L 2013 in the immediate term without reducing the building's ability to significantly improve its energy efficiency via the future installation of PVs.

4.2 Public Realm

When originally submitted, the intention was that the area of public realm between Jersey Wharf and the Rochdale Canal would transfer to MCC ownership upon completion. However, following discussions between Manchester Life Development Company, MCC Highways and the MCC Eastern Gateway team, it has now been determined that the land will remain in MLDC's ownership.

Consequently, it has been agreed with the Eastern Gateway team that the introduction of fences and gates, as detailed in the submitted plans, would not be detrimental to the public realm provided they remain open between 0800-2300, and would allow MLDC to safely secure the area at night.

The submitted Landscape Scheme shows the gates alongside other minor amendments to the landscape GA layouts.

5 Impact of Proposed Amendments

As the approved development was over the threshold outlined in Category 10(b) in the Urban Development Projects Schedule 2 of the Town and Country Planning (Environmental Impact Assessment (England) Regulations 2017, it was necessary to subject the proposals to an EIA Screening and Scoping exercise in September 2021. A Screening Opinion was received in October 2021, which concluded that whilst there would be some environmental impacts associated with the development, these could be suitably mitigated against and therefore an Environmental Impact Assessment was not required.

A further review of the potential environmental effects of the proposed development has been undertaken by the applicant's technical team, taking into account the minor material nature of the proposed design adjustments as well as any other changes in the environmental context or amendments to legislation. This review concluded that the conclusions of MCC's previous EIA Screening Opinion remain robust and extant.

Further information is also provided in the sections below.

5.1 Acoustics

Due to the nature of the amendments to the facade of the scheme Sandy Brown has produced a Noise Report addendum. This concludes that standard thermal double glazing is sufficient to control environmental noise ingress to meet MCC requirements across the development.

Assessment of noise ingress via open windows during summer overheating conditions has been carried out using the Acoustics, Ventilation and Overheating (AVO) Guide. This assessment indicates no significant adverse effects.

5.2 Ventilation

The ventilation strategy remains unchanged from the proposed scheme.

5.3 Daylight / Sunlight

After reviewing the proposed amendments, GIA has concluded that the proposed changes are unlikely to have a significant impact on the daylight and sunlight. Therefore, GIA's original assessment as submitted in ref: 133769/FO/2022 remains valid, as outlined in the appended email.

5.4 Crime and Security

Greater Manchester Police have been reengaged as part of the consultation for this application. They confirmed that the conclusions and recommendations within remain extant.

5.5 Gateway One

A revised Gateway One Fire Engineering Planning Statement, including a fire safety access plan, has been prepared by Hoare Lea that aligns to the revised proposals.

5.6 Viability

Due to the proposed adjustments to the mix of new homes, a revised viability appraisal is provided as part of this submission. It concludes it would not be viable for the proposals to support a financial contribution to affordable housing.

6 Planning Policy Assessment

6.1 National Planning Policy Framework (2023)

Full consideration of the proposals against the NPPF is considered within the original Planning Statement approved under Planning Permission ref: 133769/FO/2022. Since the approval of the original application in January 2023, there have been two revisions to the document, both in 2023. The changes made to the NPPF in September and December 2023, which focused largely on reforms to housing delivery, “out of character” residential development, Green Belt alterations and energy efficiency improvements, have been considered within the context of the proposed amendments and it has been concluded do not materially alter the conclusions from the original assessment.

6.2 Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP), there has been no change in local planning policy since the Planning Permission was granted.

The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed minor material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy.

Policy H1 Overall Housing Provision notes:

‘Approximately 60,000 new homes will be provided for in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will carry across the lifetime of the Core Strategy. New housing will be predominantly in the North, East City Centre and Central Manchester. High Density developments (over 75 units per hectare) are considered appropriate the City Centre.’

The revised scheme will continue to make a positive contribution to the MCC’s ambitions outlined in the Manchester Housing Strategy 2022-2023. The proposed development is well designed, contributes to new, high-density housing provision, and utilises a previously developed site within walking distance of various transport nodes.

The residential offer of this scheme will be high quality and will provide 190 residential units in Manchester City Centre, for which there is significant identified demand. The Proposed Development will support the growing population of Manchester and its associated economic growth.

7 Submission

The application comprises this covering letter and the following documentation:

- Completed Application Form prepared by Deloitte;
- Application Site Boundary and Location Plan prepared by PRP Architects;
- Existing Site Plan prepared by PRP Architects;
- Flood Risk Assessment and Drainage Strategy – Compliance Statement prepared by Robert Bird Group;
- Daylight / Sunlight Confirmation email prepared by GIA;
- Planning Noise Report prepared by Sandy Brown;
- Jersey Wharf Ventilation Compliance Statement prepared by Ameen;
- Email from GMP;
- Environmental Standards and Energy Statement addendum prepared by Buro Happold;
- Viability Assessment prepared by Savills;
- Gateway One Fire Report prepared by Hoare Lea;
- Design and Access Addendum prepared by PRP Architects;
- Drawings (as illustrated in Appendix B) prepared by PRP Architects.

The Application has the Planning Portal reference: PP-12761710 and the application fee of £293 (plus Planning Portal fees) will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with via a Section 73 application.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) or Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102) if you have any questions or require any further information.

Yours sincerely

Deloitte LLP.

Deloitte LLP

Appendix A – Drawing Schedule

Revised Drawing Reference
JWA-PRP-A1-00-DR-A-002000-A - Site Location Plan
JWA-PRP-A1-00-DR-A-002001-A - Existing Site Plan
JWA-PRP-A1-00-DR-A-002003-A - Location Plan With Site Compound
JWA-PRP-A1-GR-DR-A-002100 - Proposed Ground Floor Plan
JWA-PRP-A1-01-DR-A-002101 - Proposed First Floor Plan
JWA-PRP-A1-02-DR-A-002102 - Proposed Second Floor Plan
JWA-PRP-A1-03-DR-A-002103 - Proposed Third Floor Plan
JWA-PRP-A1-04-DR-A-002104 - Proposed Fourth Floor Plan
JWA-PRP-A1-05-DR-A-002105 - Proposed Fifth Floor Plan
JWA-PRP-A1-06-DR-A-002106 - Proposed Sixth Floor Plan
JWA-PRP-A1-07-DR-A-002107 - Proposed Seventh Floor Plan
JWA-PRP-A1-RF-DR-A-002108 - Proposed Roof Plan
JWA-PRP-A1-ZZ-DR-A-002150 - Proposed Apartment Types Sheet 1
JWA-PRP-A1-ZZ-DR-A-002151 - Proposed Apartment Types Sheet 2
JWA-PRP-A1-ZZ-DR-A-002152 - Proposed Apartment Types Sheet 3
JWA-PRP-A1-ZZ-DR-A-002200 - Proposed Typical Long Sections
JWA-PRP-A1-ZZ-DR-A-002201 - Proposed Typical Cross Sections
JWA-PRP-A1-ZZ-DR-A-002300 - Proposed North and South Elevations
JWA-PRP-A1-ZZ-DR-A-002301 - Proposed Courtyard Elevations
JWA-PRP-A1-ZZ-DR-A-002302 - Proposed East and West Flank Elevations Block A
JWA-PRP-A1-ZZ-DR-A-002303 - Proposed East and West Flank Elevations Block B
JWA-PRP-A1-ZZ-DR-A-002304 - Proposed Jersey Street Elevation
JWA-PRP-A1-ZZ-DR-A-002400 - Detailed Elevation - Commercial Bay and Typical Residential Window
JWA-PRP-A1-ZZ-DR-A-002401 - Detailed Elevation - Main Entrance
JWA-PRP-A1-ZZ-DR-A-002402 - Detailed Elevation - Vehicle Entrance and Typical Residential Window
JWA-PRP-A1-ZZ-DR-A-002403 - Detailed Elevation - Refuse Store and Typical Residential Window
JWA-PRP-A1-ZZ-DR-A-002404 - Detailed Elevation - Seventh floor and Terrace
JWA-PRP-A1-00-DR-A-002500 - Site Wide Fire Strategy
EYJW-GIL-EX-00-DR-L-900101_P02 – Landscape Masterplan
EYJW-GIL-EX-00-DR-L-900102_P02 – Hardworks General Arrangement
EYJW-GIL-EX-00-DR-L-900103_P02 – Kerbs and Edgings General Arrangement
EYJW-GIL-EX-00-DR-L-900104_P02 – Levels General Arrangement
EYJW-GIL-EX-00-DR-L-900105_P02 – Furniture General Arrangement
EYJW-GIL-EX-00-DR-L-900301-P00 – Planning Details 01
EYJW-GIL-EX-00-DR-L-900310_P01 – Edging Details 01
EYJW-GIL-EX-00-DR-L-900320-P01 – Steps Detail
EYJW-GIL-EX-00-DR-L-900330-P00 – Fencing Details – Access Gates 01

EYJW-GIL-EX-00-DR-L-900331-P00 – Fencing Details – Access Gate 02
EYJW-GIL-EX-00-DR-L-900332-P00 – Fencing Details – Access Gate 03
EYJW-GIL-EX-00-DR-L-900333-P01 – Fencing Details – Canal Edge Balustrade
EYJW-GIL-EX-00-DR-L-900401-P02 – Softworks General Arrangement
EYJW-GIL-EX-00-DR-L-900402_P02 – Soiling General Arrangement
EYJW-GIL-EX-00-DR-L-900410-P00 – Typical Softworks Details

Appendix B – Conditions Schedule

Approved Drawing Reference	Revised Drawing Reference
<p>2) The development hereby approved shall be carried out in accordance with the following drawings and documents:</p> <p>Drawings</p> <p>DR-A-002002-A, DR-A-002003-A, DR-A-002100-A, DR-A-002101-A, DR-A-002102-A, DR-A-002103-A, DR-A-002104-A, DR-A-002105-A, DR-A-002106-A, DR-A-002107-A, DR-A-002150-A, DR-A-002151-A, DR-A-002152-A, DR-A-002200-A, DR-A-002201-A, DR-A-002500-A and RF-DR-A-002108-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022</p> <p>DR-A-002300-B, DR-A-002301-B, DR-A-002302-B, DR-A-002303-B, DR-A-002304-B, DR-A-002400-B, DR-A-002401-B, DR-A-002402-B, DR-A-002403-B and DR-A-002404- B stamped as received by the City Council, as Local Planning Authority, on the 2 June 2022</p> <p>Supporting Information</p> <p>Design and Access Statement, including a schedule of accommodation and landscape strategy prepared by PRP and Planit.ie, Heritage Assessment prepared by KM Heritage, Archaeological Desk Based Assessment prepared by Salford Archaeology, Risk Assessment and Drainage Strategy prepared by Curtins, Fire Engineering: Gateway One Planning Statement prepared by Hoare Lea, Environmental Standards and Energy Statement prepared by Buro Happold, Sustainability Statement prepared by Buro Happold, Acoustic Report prepared by</p>	<p>The development hereby approved shall be carried out in accordance with the following drawings and documents:</p> <p>Drawings</p> <p>JWA-PRP-A1-00-DR-A-002000-A - Site Location Plan, JWA-PRP-A1-00-DR-A-002001-A - Existing Site Plan, JWA-PRP-A1-00-DR-A-002003-A - Location Plan With Site Compound, JWA-PRP-A1-GR-DR-A-002100 - Proposed Ground Floor Plan, JWA-PRP-A1-01-DR-A-002101 - Proposed First Floor Plan JWA-PRP-A1-02-DR-A-002102 - Proposed Second Floor Plan, JWA-PRP-A1-03-DR-A-002103 - Proposed Third Floor Plan, JWA-PRP-A1-04-DR-A-002104 - Proposed Fourth Floor Plan, JWA-PRP-A1-05-DR-A-002105 - Proposed Fifth Floor Plan, JWA-PRP-A1-06-DR-A-002106 - Proposed Sixth Floor Plan, JWA-PRP-A1-07-DR-A-002107 - Proposed Seventh Floor Plan, JWA-PRP-A1-RF-DR-A-002108 - Proposed Roof Plan, JWA-PRP-A1-ZZ-DR-A-002150 - Proposed Apartment Types Sheet 1, JWA-PRP-A1-ZZ-DR-A-002151 - Proposed Apartment Types Sheet 2, JWA-PRP-A1-ZZ-DR-A-002152 - Proposed Apartment Types Sheet 3, JWA-PRP-A1-ZZ-DR-A-002200 - Proposed Typical Long Sections, JWA-PRP-A1-ZZ-DR-A-002201 - Proposed Typical Cross Sections, JWA-PRP-A1-ZZ-DR-A-002300 - Proposed North and South Elevations, JWA-PRP-A1-ZZ-DR-A-002301 - Proposed Courtyard Elevations, JWA-PRP-A1-ZZ-DR-A-002302 - Proposed East and West Flank Elevations Block A, JWA-PRP-A1-ZZ-DR-A-002303 - Proposed East and West Flank Elevations Block B, JWA-PRP-A1-ZZ-DR-A-002304 - Proposed Jersey Street Elevation, JWA-PRP-A1-ZZ-DR-A-002400 - Detailed Elevation - Commercial</p>

<p>Sandy Brown, Air Quality Assessment prepared by Hoare Lea, Phase 2 Geo-environmental Survey (including Ground Gas Assessment) prepared by E3P, Arboricultural Impact Assessment and Method Statement prepared by Tyler Grange, Biodiversity Net Gain Briefing Note prepared by Tyler Grange, Transport Statement prepared by Hydrock, Framework Travel Plan prepared by Hydrock, Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by PRP, Framework Construction Management MLDC, Local Labour Statement MLDC Crime Impact Statement prepared by GMP, Ventilation Statement prepared by Buro Happold, Daylight and Sunlight Impact Assessment prepared by GIA, TV Reception Survey and Broadband Connectivity Assessment prepared by Pager Power, Residential Management Statement MLDC, Financial Viability Assessment prepared by Savills, Statement of Consultation prepared by Deloitte LLP and Planning Statement prepared by Deloitte LLP.</p> <p>The above documents were stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022.</p> <p>Ecology Report prepared by Tyler Grange stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022</p>	<p>Bay and Typical Residential Window, JWA-PRP-A1-ZZ-DR-A-002401 - Detailed Elevation - Main Entrance, JWA-PRP-A1-ZZ-DR-A-002402 - Detailed Elevation - Vehicle Entrance and Typical Residential Window, JWA-PRP-A1-ZZ-DR-A-002403 - Detailed Elevation - Refuse Store and Typical Residential Window, JWA-PRP-A1-ZZ-DR-A-002404 - Detailed Elevation - Seventh floor and Terrace, JWA-PRP-A1-00-DR-A-002500 - Site Wide Fire Strategy,</p> <p>EYJW-GIL-EX-00-DR-L-900101_P02 – Landscape Masterplan, EYJW-GIL-EX-00-DR-L-900102_P02 – Hardworks General Arrangement, EYJW-GIL-EX-00-DR-L-900103_P02 – Kerbs and Edgings General Arrangement, EYJW-GIL-EX-00-DR-L-900104_P02 – Levels General Arrangement, EYJW-GIL-EX-00-DR-L-900105_P02 – Furniture General Arrangement, EYJW-GIL-EX-00-DR-L-900301-P00 – Planning Details 01, EYJW-GIL-EX-00-DR-L-900310_P01 – Edging Details 01, EYJW-GIL-EX-00-DR-L-900320-P01 – Steps Detail, EYJW-GIL-EX-00-DR-L-900330-P00 – Fencing Details – Access Gates 01, EYJW-GIL-EX-00-DR-L-900331-P00 – Fencing Details – Access Gate 02, EYJW-GIL-EX-00-DR-L-900332-P00 – Fencing Details – Access Gate 03, EYJW-GIL-EX-00-DR-L-900333-P01 – Fencing Details – Canal Edge Balustrade, EYJW-GIL-EX-00-DR-L-900401-P02 – Softworks General Arrangement, EYJW-GIL-EX-00-DR-L-900402_P02 – Soiling General Arrangement, EYJW-GIL-EX-00-DR-L-900410-P00 – Typical Softworks Details</p> <p>The above documents were stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024.</p> <p>Supporting Information</p>
--	---

	<p>Design and Access Statement, including a schedule of accommodation and landscape strategy prepared by PRP and Planit.ie, Heritage Assessment prepared by KM Heritage, Archaeological Desk Based Assessment prepared by Salford Archaeology, Risk Assessment and Drainage Strategy prepared by Curtins, Fire Engineering: Gateway One Planning Statement prepared by Hoare Lea, Environmental Standards and Energy Statement prepared by Buro Happold, Sustainability Statement prepared by Buro Happold, Acoustic Report prepared by Sandy Brown, Air Quality Assessment prepared by Hoare Lea, Phase 2 Geo-environmental Survey (including Ground Gas Assessment) prepared by E3P, Arboricultural Impact Assessment and Method Statement prepared by Tyler Grange, Biodiversity Net Gain Briefing Note prepared by Tyler Grange, Transport Statement prepared by Hydrock, Framework Travel Plan prepared by Hydrock, Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by PRP, Framework Construction Management MLDC, Local Labour Statement MLDC Crime Impact Statement prepared by GMP, Ventilation Statement prepared by Buro Happold, Daylight and Sunlight Impact Assessment prepared by GIA, TV Reception Survey and Broadband Connectivity Assessment prepared by Pager Power, Residential Management Statement MLDC, Financial Viability Assessment prepared by Savills, Statement of Consultation prepared by Deloitte LLP and Planning Statement prepared by Deloitte LLP.</p> <p>The above documents were stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022.</p>
--	---

	<p>Ecology Report prepared by Tyler Grange stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022.</p> <p>Flood Risk Assessment and Drainage Strategy – Compliance Statement produced by Robert Bird Group, Daylight and Sunlight Note prepared by GIA, Planning Noise Report produced by Sandy Brown, Environmental Standards and Energy Statement produced by Buro Happold, Ventilation Compliance Statement produced by Ameen, Design and Access Statement produced by PRP, Accommodation Schedule produced by PRP, Viability Addendum produced by Savills and email from GMP, Gateway One Report produced by Buro Happold, stamped as received by the City Council, as Local Planning Authority, on 15 February 2024.</p>
<p>3) Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 received by the City Council, as Local Planning Authority, on the 8 February 2023 , details of the method for piling, or any other foundation design using penetrative methods, for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.</p> <p><i>(As amended by ref: 136201/NMC/2023)</i></p>	<p>Any piling or foundation methods using piling shall be carried out in accordance with Piling Risk Assessment prepared by Curtins (ref. 077879-CUR-00-XX-RP-GE-002 Revision: P01) received by the City Council, as Local Planning Authority, on the 22 February 2023 (submitted and approved by CDN/23/0128).</p>
<p>5) Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 received by the City Council, as Local Planning Authority, on the 8 February 2023, a</p>	<p>The development shall be carried out in accordance with Schedule of Condition, Rochdale Canal, To the South of Jersey St, Manchester by GIA 13.03.23; Underwater Tactile Inspection Of Rochdale Canal Wall -</p>

<p>scheme of investigation, as relevant to that phase of the development, to establish the structural condition of the canal wall on the southern boundary of the site including the extent to which any works on the site, including altering the site levels, will increase loadings on the wall and the need for any rebuilding or strengthening works as may be necessary to ensure that the structural integrity of the wall can be maintained, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The work on or adjacent to the canal wash wall shall be carried out in accordance with the approved method statement.</p> <p><i>(As amended by ref: 136201/NMC/2023)</i></p>	<p>Manchester October 2023 by Up and Under and implemented in accordance with Jersey Wharf - Ancoats Party Wall Dwg JWA-CUR-XX-DR-S-17004 PO1; and Works Adjacent to the Canal Planning Conditions, Subject: Jersey Wharf - Land at 66 Jersey Street, Manchester M4 6JW, Ref: 077879/VC Rev V02, Date: 23/10/23 Document by Curtins (submitted and approved by CDN/23/0324).</p>
<p>6) Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 received by the City Council, as Local Planning Authority, on the 8 February 2023, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the canal as relevant to that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> • demonstration that additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure; • provide cross sections showing the distance from the canal, hard landscaping/raised beds; and proposed buildings; • include the design, depth and means of construction of the foundations of the buildings, together with any other proposed 	<p>The development shall be carried out in accordance with Jersey Wharf - Canal Wall Risk Assessment (Planning Condition 6) Risk Register 12- May-23 10:54; Dwgs JWA-CUR-XX-XX-DR-S-17003, JWA-CUR-XX-XX-DR-S17004, 2643-PLA-XXXX-DR-L-5003-Section through Residents Garden, 2643-PLA-XX-XX-DR-L-6000- Typical Softwork Details; and Works Adjacent to the Canal Planning Conditions Subject: Jersey Wharf - Land at 66 Jersey Street, Manchester M4 6JW Ref: 077879/VC Rev V02 Date: 23/10/23 by Curtins and on the basis that a Risk Assessment and Method Statement is submitted by the main contractor via the River and Canal Trust's CoP (submitted and approved by CDN/23/0324).</p>

<p>earthmoving and excavation works required in connection with demolition or construction of the buildings;</p> <ul style="list-style-type: none"> • details specifying how the canal will be protected during the works, including tree removal and include any details of how the tree roots would be treated and details of the proposed protective fencing to be erected to safeguard the waterway infrastructure during construction; • include the steps to be taken to prevent the discharge of silt -laden run-off, materials or dust or any accidental spillages entering the canal. <p>The development shall only be carried out in accordance with the agreed Risk Assessment and Method Statement for the duration of the works.</p> <p><i>(As amended by ref: 136201/NMC/2023)</i></p>	
<p>7) Each relevant phase of the development, as detailed in drawing JWACUR-XX-XX-DRC-92504-P03 recieved by the City Council, as Local Planning Authority, on the 8 February 2023 shall not commence until a detailed Construction Environment Management Plan (CEMP),as relevant to that phase of the development, has been submitted for approval in writing by the Local Planning Authority, which should include;</p> <ul style="list-style-type: none"> • A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development; • Include the steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway; 	<p>The development shall be carried out in accordance with the Construction Environmental Management Plan Planning Conditions 7 & 11 prepared by Eric Wright received by the City Council, as Local Planning Authority, on the 22 February 2023 and Email from Helen Hutton dated the 29 March 2023 (submitted and approved by CDN/23/0128).</p>

<ul style="list-style-type: none"> • details of the environmental pollution incident emergency response; • include measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal; • details specifying how the waterway corridor and its users would be protected during the works and • include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction <p>The development shall be carried out in accordance with the approved construction environmental plan.</p> <p><i>(As amended by ref: 136201/NMC/2023)</i></p>	
<p>8) Notwithstanding the Risk Assessment and Drainage Strategy prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, (a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:</p> <ul style="list-style-type: none"> ○ Evidence that the rain gardens have been sized appropriately to ensure efficient lifetime functionality and no/limited flooding to the highway. ○ Construction details of flow control and SuDS elements. ○ Details of how the scheme shall be maintained and managed after completion and confirmation on who will be responsible for maintaining the SuDS systems. 	<p>The development shall be constructed in accordance with the Drainage note prepared by Curtins received by the City Council, as Local Planning Authority, on the 22 February 2023, the Email from Helen Hutton dated the 30 March 2023 and the Email from Ian Knight dated 20 April 2023 (submitted and approved by CDN/23/0128).</p>

<p>b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.</p>	
<p>9) Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 received by the City Council, as Local Planning Authority, on the 8 February 2023, the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (Wintertree Software Inc.) submitted for approval in writing by the City Council, as Local Planning Authority. The Wintertree Software Inc. shall cover the following:</p> <ol style="list-style-type: none"> 1. A phased programme and methodology of investigation and recording to include: <ul style="list-style-type: none"> ○ archaeological evaluation trenching; ○ pending the results of the above, a targeted open-area excavation. 2. A programme for post-investigation assessment to include: <ul style="list-style-type: none"> ○ production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 	<p>The development shall be carried out in accordance with the Written Scheme of Evaluation (WSI) for an archaeological evaluation and mitigation, Project: Jersey Wharf, Ancoats, Planning Reference: 133769/FO/2022, Version: February 2023 v1 stamped as received on 23-05-23 (submitted and approved by CDN/23/0324).</p> <p>A programme for post-investigation assessment shall be submitted to the City Council as the Local Planning Authority. The programme should include:</p> <ol style="list-style-type: none"> 1. A final report on the investigation results. 2. Deposition of the final report with the Greater Manchester Historic Environment Record. 3. Dissemination of the results of the archaeological investigations commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

<p>6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Wintertree Software Inc.</p> <p><i>(As amended by ref: 136201/NMC/2023)</i></p>	
<p>10 a) Notwithstanding the Phase 1 Geoenvironmental Site Assessment, Manchester Life Phase 3 (Parcel C), E3P, Reference: 13-729-R1, February 2020, Phase II Geoenvironmental Site Assessment, Land at Jersey Street, Ancoats (Parcel C), E3P, Reference: 13-350-R3, February 2020 and Ground Gas Addendum Report, Land at Jersey Street, Ancoats (Parcel C), E3P, Reference: 13-729-R3-C, April 2020 (including calibration certificates) stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, the development of each relevant phase of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 received by the City Council, as Local Planning Authority, on the 8 February 2023 shall not commence until a detailed construction management plan outlining working practices during construction, as relevant to that phase of the development, have been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site</p> <p>- Submission of an addendum Site Investigation and Risk Assessment Report due to insufficient coverage to date, including;</p> <p>a) a. Further investigation of Parcel C upon demolition of structures.</p>	<p>Remediation of the site shall be undertaken in accordance with Jersey Wharf Remediation Strategy Curtins Ref: 077879-CUR-00-XX-RP-GE-004 Revision: C01 Issue Date: 13 April 2023 stamped as received on 23-05-23, Phase 2 Geo-Environmental and Geotechnical Summary Letter Report for Jersey Wharf, Manchester letter 14-04-23 by Curtins as supplemented and amended by the following: Mace Covering e-mail stamped as received 14-11-23 Jersey Wharf Remedial Strategy Addendum by DB Remediation 18-10-23, Eliza and Jersey Remediation strategy section drawings showing Membranes highlighted by specialist manufacturers RIW Using products Products Gas Seal HC & Structureseal GPT (as relevant to Eliza's Yard), RIW GAS SEAL HC Technical and RIW STRUCTURESEAL GPT Brochures (submitted and approved by CDN/23/0324).</p> <p>b) The development shall be carried out in accordance with the above 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 the development.</p> <p>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</p>

<p>b) Further investigation within the canal to the west of the site</p> <p>c) Additional gas monitoring. - Submission of a Remediation Strategy</p> <p>b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the first occupation of the residential element of the development.</p> <p>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.</p> <p><i>(As amended by ref: 136201/NMC/2023)</i></p>	<p>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.</p>
<p>11) Notwithstanding the Framework Construction Management MLDC stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, the development shall not commence until a detailed construction management plan outlining working practices during construction have be submitted for approval in writing by the Local Planning</p>	<p>The development shall be carried out in accordance with the Construction Environmental Management Plan Planning Conditions 7 & 11 prepared by Eric Wright received by the City Council, as Local Planning Authority, on the 22 February 2023 and the Email from Helen Hutton dated the 29 March 2023 (submitted and approved by CDN/23/0128).</p>

<p>Authority, which for the avoidance of doubt should include;</p> <ul style="list-style-type: none"> ○ Display of an emergency contact number; ○ Details of Wheel Washing; ○ Dust suppression measures; ○ Compound locations where relevant; ○ Consultation with local residents/local businesses; ○ Location, removal and recycling of waste; ○ Routing strategy and swept path analysis; ○ Parking of construction vehicles and staff; and ○ Sheeting over of construction vehicles. <p>Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.</p>	
<p>12) Prior to the commencement of any above ground floor slab works, 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. This shall include the submission of samples (including a panel in accordance with drawing ref. JWA-PRP-BA-ZZ-DR-A002600 received by the City Council, as Local Planning Authority, on the 8 February 2023) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.</p>	<p>Prior to the commencement of any above ground floor slab works, 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. This shall include the submission of samples (including a panel in accordance with drawing ref. JWA-PRP-A1-ZZ-DR-A-002400, JWA-PRP-A1-ZZ-DR-A-002401, JWA-PRP-A1-ZZ-DR-A-002402, JWA-PRP-A1-ZZ-DR-A-002403 and JWA-PRP-A1-ZZ-DR-A-002404 received by the City Council, as Local Planning Authority, on the 15 February 2024) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the</p>

<p>The approved materials shall then be implemented as part of the development.</p> <p><i>(As amended by ref: 136201/NMC/2023</i></p>	<p>drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.</p> <p>The approved materials shall then be implemented as part of the development.</p>
<p>13) The window reveals and soffits for the development shall be carried out in accordance with drawings DR-A-002400-B, DR-A-002401-B, DR-A-002402-B, DR-A-002403-B and DR-A-002404-B stamped as received by the City Council, as Local Planning Authority, on the 2 June 2022.</p>	<p>The window reveals and soffits for the development shall be carried out in accordance with drawings ref. JWA-PRP-A1-ZZ-DR-A-002400, JWA-PRP-A1-ZZ-DR-A-002401, JWA-PRP-A1-ZZ-DR-A-002402, JWA-PRP-A1-ZZ-DR-A-002403 and JWA-PRP-A1-ZZ-DR-A-002404 received by the City Council, as Local Planning Authority, on the 15 February 2024.</p>
<p>14 a) Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 received by the City Council, as Local Planning Authority, on the 8 February 2023, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:</p> <ul style="list-style-type: none"> 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. 	<p><i>Suggest new decision notice carries over revised condition wording from ref: 136201/NMC/2023:</i></p> <p>14 a) Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 received by the City Council, as Local Planning Authority, on the 8 February 2023, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:</p> <ul style="list-style-type: none"> i. the measures proposed to recruit local people including apprenticeships; ii. mechanisms for the implementation and delivery of the Local Benefit Proposal;

<p>b) Within one month prior to construction work associated with the development 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.</p> <p><i>(As amended by ref: 136201/NMC/2023</i></p>	<p>iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.</p> <p>b) Within one month prior to construction work associated with the development 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.</p>
<p>18) Notwithstanding drawings DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, (a) prior to any above ground works commencing, details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>(b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</p>	<p>Notwithstanding drawings JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024, (a) prior to any above ground works commencing, details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>(b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</p>
<p>20) (a) Notwithstanding the Acoustic Report by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, prior to the first use of each commercial</p>	<p>20) (a) Notwithstanding the Acoustic Report by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, and the Sandy Brown Planning Noise</p>

<p>unit as indicated on drawing DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, a scheme of acoustic insulation for the commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>(b) Prior to the first use of each of the commercial units, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.</p> <p>Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.</p>	<p>Report, stamped as received by the City Council as Local Planning Authority on 15 February 2024, prior to the first use of each commercial unit as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024, a scheme of acoustic insulation for the commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>(b) Prior to the first use of each of the commercial units, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.</p> <p>Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.</p>
<p>22) The development shall be carried out in accordance with the Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by PRP and drawing DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022. The details of the approved scheme shall be implemented prior to the first use of the residential element and shall remain in situ</p>	<p>The development shall be carried out in accordance with the Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by PRP and drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024. The details of the approved scheme shall be implemented prior to the first use of the residential element and shall</p>

whilst the use or development is in operation.	remain in situ whilst the use or development is in operation.
24) Prior to the first use of each of the commercial units as indicated drawing DR-A002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.	Prior to the first use of each of the commercial units as indicated drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024 , details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.
28) The commercial units hereby approved, as indicated on drawing DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, shall not be open outside the following hours:- Monday to Saturday 08:00 to 23:30 Sundays (and Bank Holidays): 10:00 to 22:00 There shall be no amplified sound or any amplified music at any time within the unit	The commercial units hereby approved, as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024 , shall not be open outside the following hours:- Monday to Saturday 08:00 to 23:30 Sundays (and Bank Holidays): 10:00 to 22:00 There shall be no amplified sound or any amplified music at any time within the unit
29) Prior to the first use of the external landscaped areas around the development as indicated on drawing DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, an operational management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Operating Schedule shall contain the following details:	Prior to the first use of the external landscaped areas around the development as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024 , an operational management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Operating Schedule shall contain the following details:

<p>a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;</p> <p>b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;</p> <p>c. Details of the proposed furniture, including any barriers;</p> <p>d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night (including no use of amplified music);</p> <p>e. days and hours of operation. The approved plan shall be implemented upon first use of the development and thereafter retained.</p> <p>No amplified sound or any music shall be produced or played in any part of the site outside the buildings.</p>	<p>a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;</p> <p>b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;</p> <p>c. Details of the proposed furniture, including any barriers;</p> <p>d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night (including no use of amplified music);</p> <p>e. days and hours of operation. The approved plan shall be implemented upon first use of the development and thereafter retained.</p> <p>No amplified sound or any music shall be produced or played in any part of the site outside the buildings.</p>
<p>30) The commercial units as shown on drawing DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</p>	<p>The commercial units as shown on drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</p>
<p>31) The commercial units, as indicated on DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, can be occupied as Use Class E (excluding convenience retail and a gymnasium) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit.</p>	<p>The commercial units, as indicated on JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024, can be occupied as Use Class E (excluding convenience retail and a gymnasium) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first use of the commercial unit to be implemented shall</p>

	thereafter be the permitted use of that unit.
36) Prior to the first occupation of the residential element, the 190 space cycle store shall be implemented in accordance with DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022 and thereafter retained and maintained in situ.	Prior to the first occupation of the residential element, the 190 space cycle store shall be implemented in accordance with JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024 and thereafter retained and maintained in situ
37) Prior to the first occupation of the residential element of the development hereby approved, the three disabled car parking spaces, as indicated on drawing DR-A002100- A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022 shall then be implemented, made available and remain in situ for as long as the development remains in use.	Prior to the first occupation of the residential element of the development hereby approved, the three disabled car parking spaces, as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024 shall then be implemented, made available and remain in situ for as long as the development remains in use.
40) Prior to the first occupation of the residential element, the installation 2 7kw fast charging electric car charging points to the disabled bays, as shown on drawing DR-A002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, shall be implemented and remain available for as long as the development is in.	Prior to the first occupation of the residential element, the installation 2 7kw fast charging electric car charging points to the disabled bays, as shown on drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024, shall be implemented and remain available for as long as the development is in.