



Planning

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Lewis Evans
Turley
1 New York Street
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M14HD

Date: 24 November 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 138315/NMC/2023

Description: Non material amendment to planning permission 129251/FO/2021 to allow the development to be phased

Location: Former Kendals Building , 98-116 Deansgate And 35-47 King Street, King Street West, Manchester, M3 2GQ

I refer to your application for a non-material amendment to planning permission reference 129251/FO/2021.

The proposed to allow the development to be phased.

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

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 129251/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 129251/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Drawings and documents approved under 138287/JO/2023

Covering letter

Drawing no. 6273-SRA-KE-XX-DR-A-01801 Rev P02 Phasing Plan

Drawing no. DGA-FRH-Q1-ZZ-DR-S-4700 Demolition Plan

Drawing no. DGA-FRH-Q1-ZZ-DR-S-4701 Demolition Elevations and Sections

All received by the City Council, as Local Planning Authority, on the 10 October 2023

Drawings and documents approved under 129252/LO/2021

Kendals drawings

- o 6273-SRA-KE-00-DR-A-00810 Ground Floor Plan - Existing P01
- o 6273-SRA-KE-00-DR-A-01810 Ground Floor Plan - Demolition P01
- o 6273-SRA-KE-00-DR-A-20810 General Arrangement Ground Floor Plan - Proposed P01
- o 6273-SRA-KE-00-DR-A-21840 King Street West / Southgate Reception Entrance Study P01
- o 6273-SRA-KE-00-DR-A-21841 Deansgate / St Mary's Street Corner Entrance Study P01
- o 6273-SRA-KE-00-DR-A-21842 Deansgate / King Street West Street Corner Entrance Study P01
- o 6273-SRA-KE-00-DR-A-21843 St Mary's Street / Southgate Corner Entrance Study P01
- o 6273-SRA-KE-00-DR-A-21844 Southgate Elevation Study P01
- o 6273-SRA-KE-00-DR-A-22810 Ground Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-00-DR-A-35810 Ground Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-00-DR-A-35830 Ground Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-00-DR-A-35850 Ground Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-00-DR-A-42810 Ground Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-00-DR-A-43810 Ground Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-01-DR-A-00811 First Floor Plan - Existing P01
- o 6273-SRA-KE-01-DR-A-01811 First Floor Plan - Demolition P01
- o 6273-SRA-KE-01-DR-A-20811 General Arrangement First Floor Plan - Proposed P01
- o 6273-SRA-KE-01-DR-A-22811 First Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-01-DR-A-33801 Raised Access Floors - First Floor Plan P01
- o 6273-SRA-KE-01-DR-A-35811 First Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-01-DR-A-35831 First Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-01-DR-A-35851 First Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-01-DR-A-42811 First Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-01-DR-A-43811 First Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-02-DR-A-00812 Second Floor Plan - Existing P01
- o 6273-SRA-KE-02-DR-A-01812 Second Floor Plan - Demolition P01
- o 6273-SRA-KE-02-DR-A-20812 General Arrangement Second Floor Plan - Proposed P01
- o 6273-SRA-KE-02-DR-A-22812 Second Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-02-DR-A-33802 Raised Access Floors - Second Floor Plan P01
- o 6273-SRA-KE-02-DR-A-35812 Second Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-02-DR-A-35832 Second Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-02-DR-A-35852 Second Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-02-DR-A-42812 Second Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-02-DR-A-43812 Second Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-03-DR-A-00813 Third Floor Plan - Existing P01
- o 6273-SRA-KE-03-DR-A-01813 Third Floor Plan - Demolition P01

- o 6273-SRA-KE-03-DR-A-20813 General Arrangement Third Floor Plan - Proposed P01
- o 6273-SRA-KE-03-DR-A-22813 Third Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-03-DR-A-33803 Raised Access Floors - Third Floor Plan P01
- o 6273-SRA-KE-03-DR-A-35813 Third Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-03-DR-A-35833 Third Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-03-DR-A-35853 Third Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-03-DR-A-42813 Third Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-03-DR-A-43813 Third Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-04-DR-A-00814 Fourth Floor Plan - Existing P01
- o 6273-SRA-KE-04-DR-A-01814 Fourth Floor Plan - Demolition P01
- o 6273-SRA-KE-04-DR-A-20814 General Arrangement Fourth Floor Plan - Proposed P01
- o 6273-SRA-KE-04-DR-A-22814 Fourth Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-04-DR-A-33804 Raised Access Floors - Fourth Floor Plan P01
- o 6273-SRA-KE-04-DR-A-35814 Fourth Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-04-DR-A-35834 Fourth Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-04-DR-A-35854 Fourth Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-04-DR-A-42814 Fourth Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-04-DR-A-43814 Fourth Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-05-DR-A-00815 Fifth Floor Plan - Existing P01
- o 6273-SRA-KE-05-DR-A-01815 Fifth Floor Plan - Demolition P01 S2 - Planning
- o 6273-SRA-KE-05-DR-A-20815 General Arrangement Fifth Floor Plan - Proposed P01
- o 6273-SRA-KE-05-DR-A-22815 Fifth Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-05-DR-A-33805 Raised Access Floors - Fifth Floor Plan P01
- o 6273-SRA-KE-05-DR-A-35815 Fifth Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-05-DR-A-35835 Fifth Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-05-DR-A-35855 Fifth Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-05-DR-A-42815 Fifth Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-05-DR-A-43815 Fifth Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-06-DR-A-00816 Sixth Floor Plan - Existing P01
- o 6273-SRA-KE-06-DR-A-01816 Sixth Floor Plan - Demolition P01
- o 6273-SRA-KE-06-DR-A-20816 General Arrangement Sixth Floor Plan - Proposed P01
- o 6273-SRA-KE-06-DR-A-22816 Sixth Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-06-DR-A-33806 Raised Access Floors - Sixth Floor Plan P01
- o 6273-SRA-KE-06-DR-A-35816 Sixth Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-06-DR-A-35836 Sixth Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-06-DR-A-35856 Sixth Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-06-DR-A-42816 Sixth Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-06-DR-A-43816 Sixth Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-07-DR-A-00817 Seventh Floor Plan - Existing P01
- o 6273-SRA-KE-07-DR-A-01817 Seventh Floor Plan - Demolition P01
- o 6273-SRA-KE-07-DR-A-20817 General Arrangement Seventh Floor Plan - Proposed P01
- o 6273-SRA-KE-07-DR-A-22817 Seventh Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-07-DR-A-33807 Raised Access Floors - Seventh Floor Plan P01
- o 6273-SRA-KE-07-DR-A-35817 Seventh Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-07-DR-A-35837 Seventh Floor Reflected Ceiling Plan - Proposed P01

- o 6273-SRA-KE-07-DR-A-35857 Seventh Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-07-DR-A-42817 Seventh Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-07-DR-A-43817 Seventh Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-08-DR-A-00818 Eighth Floor Plan - Existing P01
- o 6273-SRA-KE-08-DR-A-01818 Eighth Floor Plan - Demolition P01
- o 6273-SRA-KE-08-DR-A-20818 General Arrangement Eighth Floor Plan - Proposed P01
- o 6273-SRA-KE-08-DR-A-22818 Eighth Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-08-DR-A-33808 Raised Access Floors - Eighth Floor Plan P01
- o 6273-SRA-KE-08-DR-A-35818 Eighth Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-08-DR-A-35838 Eighth Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-08-DR-A-35858 Eighth Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-08-DR-A-42818 Eighth Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-08-DR-A-43818 Eighth Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-09-DR-A-00819 Plant Deck Floor Plan - Existing P01
- o 6273-SRA-KE-09-DR-A-01819 Plant Deck Floor Plan - Demolition P01
- o 6273-SRA-KE-09-DR-A-20819 General Arrangement Plant Deck Floor Plan - Proposed P01
- o 6273-SRA-KE-09-DR-A-22819 Ninth Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-09-DR-A-42819 Ninth Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-09-DR-A-43819 Ninth Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-B1-DR-A-00808 Basement Plan - Existing P01
- o 6273-SRA-KE-B1-DR-A-01808 Basement Plan - Demolition P01
- o 6273-SRA-KE-B1-DR-A-20808 General Arrangement Basement Plan - Proposed P01
- o 6273-SRA-KE-B1-DR-A-22808 Basement Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-B1-DR-A-35808 Basement Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-B1-DR-A-35828 Basement Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-B1-DR-A-35848 Basement Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-B1-DR-A-42808 Basement Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-B1-DR-A-43808 Basement Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-LG-DR-A-00809 Lower Ground Floor Plan - Existing P01
- o 6273-SRA-KE-LG-DR-A-01809 Lower Ground Floor Plan - Demolition P01
- o 6273-SRA-KE-LG-DR-A-20809 General Arrangement Lower Ground Floor Plan - Proposed P01
- o 6273-SRA-KE-LG-DR-A-22809 Lower Ground Floor Plan Internal Walls - Proposed P01
- o 6273-SRA-KE-LG-DR-A-35809 Lower Ground Floor Reflected Ceiling Plan - Existing P01
- o 6273-SRA-KE-LG-DR-A-35829 Lower Ground Floor Reflected Ceiling Plan - Proposed P01
- o 6273-SRA-KE-LG-DR-A-35849 Lower Ground Floor Reflected Ceiling Plan - Demolition P01
- o 6273-SRA-KE-LG-DR-A-42809 Lower Ground Floor Internal Wall Finishes Plan - Proposed P01
- o 6273-SRA-KE-LG-DR-A-43809 Lower Ground Floor Floor Finishes Plan - Proposed P01
- o 6273-SRA-KE-RF-DR-A-20820 General Arrangement Roof Plan - Proposed P01
- o 6273-SRA-KE-XX-DR-A-00850 East Elevation, Deansgate - Existing P01
- o 6273-SRA-KE-XX-DR-A-00851 South Elevation, King Street West - Existing P01

- o 6273-SRA-KE-XX-DR-A-00852 West Elevation, Southgate - Existing P01
- o 6273-SRA-KE-XX-DR-A-00853 North Elevation, St Mary's Street - Existing P01
- o 6273-SRA-KE-XX-DR-A-01850 East Elevation, Deansgate - Demolition P01
- o 6273-SRA-KE-XX-DR-A-01851 South Elevation, King Street West - Demolition P01
- o 6273-SRA-KE-XX-DR-A-01852 West Elevation, Southgate - Demolition P01
- o 6273-SRA-KE-XX-DR-A-01853 North Elevation, St Mary's Street - Demolition P01
- o 6273-SRA-KE-XX-DR-A-20850 General Arrangement East Elevation, Deansgate - Proposed P01
- o 6273-SRA-KE-XX-DR-A-20851 General Arrangement South Elevation, King Street West - Proposed P01
- o 6273-SRA-KE-XX-DR-A-20852 General Arrangement West Elevation, Southgate - Proposed P01
- o 6273-SRA-KE-XX-DR-A-20853 General Arrangement North Elevation, St Mary's Street - Proposed P01
- o 6273-SRA-KE-XX-DR-A-20860 General Arrangement Proposed Sectional Elevations A-A P01
- o 6273-SRA-KE-XX-DR-A-20861 General Arrangement Proposed Sectional Elevations B-B P01
- o 6273-SRA-KE-XX-DR-A-21800 East Elevation, Deansgate - Fabric Analysis - Existing P01
- o 6273-SRA-KE-XX-DR-A-21801 South Elevation, King Street West - Fabric Analysis - Existing P01
- o 6273-SRA-KE-XX-DR-A-21802 West Elevation, Southgate - Fabric Analysis - Existing P01
- o 6273-SRA-KE-XX-DR-A-21803 North Elevation, St Mary's Street - Fabric Analysis - Existing P01
- o 6273-SRA-KE-XX-DR-A-21810 East Elevation, Deansgate - Fabric Analysis Proposed P01
- o 6273-SRA-KE-XX-DR-A-21811 South Elevation, King Street West - Fabric Analysis - Proposed P01
- o 6273-SRA-KE-XX-DR-A-21812 West Elevation, Southgate - Fabric Analysis - Proposed P01
- o 6273-SRA-KE-XX-DR-A-21813 North Elevation, St Mary's Street - Fabric Analysis - Proposed P01
- o 6273-SRA-KE-XX-DR-A-24800 Core B - Deansgate Stair East - Existing General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24801 Core B - Deansgate Stair East - Existing General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24805 Core C - Southgate Stair South - Existing General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24808 Core E - Deansgate Stair East - Existing General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24820 Core B - Deansgate Stair East - Proposed General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24821 Core B - Deansgate Stair East - Proposed General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24824 Core C - Southgate Stair South - Proposed General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24825 Core C - Southgate Stair South - Proposed General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24828 Core E - Deansgate Stair East - Proposed General Arrangement P01
- o 6273-SRA-KE-XX-DR-A-24829 Core E - Deansgate Stair East - Proposed General Arrangement P01

- o 6273-SRA-KE-XX-DR-A-24842 Second Floor - Core B Decorative Cladding Study - Existing P01
- o 6273-SRA-KE-XX-DR-A-24843 Second Floor - Core C Decorative Cladding Study - Existing P01
- o 6273-SRA-KE-XX-DR-A-24844 Second Floor - Lift Lobby Decorative Cladding Study - Existing P01
- o 6273-SRA-KE-XX-DR-A-24847 Second Floor - Core B Decorative Cladding Study - Proposed P01
- o 6273-SRA-KE-XX-DR-A-24848 Second Floor - Core C Decorative Cladding Study - Proposed P01
- o 6273-SRA-KE-XX-DR-A-24849 Second Floor - Lift Lobby Decorative Cladding Study - Proposed P01
- o 6273-SRA-KE-XX-DR-A-27860 Sixth Floor Terrace - Typical Detail P01
- o 6273-SRA-KE-XX-DR-A-27861 Seventh Floor Terrace - Typical Detail P01
- o 6273-SRA-KE-XX-DR-A-27862 Roof Top Extension / Existing Roof Interface Detail P01
- o 6273-SRA-KE-XX-DR-A-27863 Roof Top Extension / Retailed Rear Elevation Interface Detail P01

Fraser Building / New Build drawings

- o 6273-SRA-NX-00-DR-A-00810 Existing Carpark Ground Floor Plan P01
- o 6273-SRA-NX-00-DR-A-01810 Demolition Plan P01
- o 6273-SRA-NX-00-DR-A-20810 Proposed Ground Floor Plan P01
- o 6273-SRA-NX-01-DR-A-00811 Existing Carpark First Floor Plan P01
- o 6273-SRA-NX-01-DR-A-20811 Proposed Level 1 Floor Plan P01
- o 6273-SRA-NX-02-DR-A-00812 Existing Carpark Second Floor Plan P01
- o 6273-SRA-NX-03-DR-A-00813 Existing Carpark Third Floor Plan P01
- o 6273-SRA-NX-04-DR-A-00814 Existing Carpark Fourth Floor Plan P01
- o 6273-SRA-NX-07-DR-A-20817 Proposed Level 7 Floor Plan P01
- o 6273-SRA-NX-08-DR-A-20818 Proposed Level 8 Floor Plan P01
- o 6273-SRA-NX-09-DR-A-20819 Proposed Level 9 Floor Plan P01
- o 6273-SRA-NX-10-DR-A-20820 Proposed Level 10 Floor Plan P01
- o 6273-SRA-NX-B1-DR-A-00809 Existing Carpark Basement Plan P01
- o 6273-SRA-NX-B1-DR-A-20809 Proposed Basement Plan P01
- o 6273-SRA-NX-RF-DR-A-00815 Existing Carpark Roof Plan P01
- o 6273-SRA-NX-RF-DR-A-20824 Proposed Roof Plan P01
- o 6273-SRA-NX-XX-DR-A-20850 Proposed Elevation - East P01
- o 6273-SRA-NX-XX-DR-A-20851 Proposed Elevation - South P01
- o 6273-SRA-NX-XX-DR-A-20852 Proposed Elevation - West P01
- o 6273-SRA-NX-XX-DR-A-20853 Proposed Elevation - North P01
- o 6273-SRA-NX-XX-DR-A-20860 Proposed Section A-A P01
- o 6273-SRA-NX-XX-DR-A-20862 Proposed Section B-B P01
- o 6273-SRA-NX-XX-DR-A-20871 Proposed Bay Study One P01
- o 6273-SRA-NX-XX-DR-A-20872 Proposed Bay Study One P01
- o 6273-SRA-NX-XX-DR-A-20873 Proposed Bay Study One P01

Site-wide drawings

- o 6273-SRA-SI-00-DR-A-00803 Proposed Site Plan P01
- o 6273-SRA-SI-XX-DR-A-00800 Site Location Plan P01
- o 6273-SRA-SI-XX-DR-A-00801 Existing Block Location P01
- o 6273-SRA-SI-XX-DR-A-00802 Proposed Block Location P01
- o 6273-SRA-SI-XX-DR-A-00850 Existing Site Elevation East P01
- o 6273-SRA-SI-XX-DR-A-00851 Existing Site Elevation North & East P01

- o 6273-SRA-SI-XX-DR-A-00852 Existing Site Elevation South & West P01
- o 6273-SRA-SI-XX-DR-A-00860 Existing Site Section A-A & B-B P01 S2 - Planning
- o 6273-SRA-SI-XX-DR-A-00861 Existing Site Section C-C & D-D P01 S2 - Planning
- o 6273-SRA-SI-XX-DR-A-00862 Existing Site Section E-E P01 S2 - Planning
- o 6273-SRA-SI-XX-DR-A-20840 Proposed Site Elevation East P01 S2 - Planning
- o 6273-SRA-SI-XX-DR-A-20841 Proposed Site Elevation North & East P01
- o 6273-SRA-SI-XX-DR-A-20842 Proposed Site Elevation South & West P01
- o 6273-SRA-SI-XX-DR-A-20845 Proposed Site Section A-A & BB P01
- o 6273-SRA-SI-XX-DR-A-20846 Proposed Site Section C-C & DD P01
- o 6273-SRA-SI-XX-DR-A-20847 Proposed Site Sections E-E P01

Reports

Planning and Regeneration Statement prepared by Deloitte Real Estate;
 Design and Access Statement (including Landscaping Strategy) 6273-SRA-XX-XX-RP-A-00801 prepared Sheppard Robson and Layer, including a schedule of accommodation;
 Statement of Consultation prepared by Deloitte Real Estate;
 Public Benefits Statement prepared by Deloitte Real Estate;
 Market Commentary prepared by OBI;
 Energy Statement prepared by Cundall and Environmental Standards Statement prepared by Cundall;
 Whole Life Carbon Assessment prepared by Cundall;
 Ecology Survey (including Bat Survey) prepared by ERAP;
 Crime Impact Statement prepared by Greater Manchester Police;
 Interim Travel Plan prepared by Curtins and Transport Assessment prepared by Curtins;
 Phase 1 Desktop Geo-environmental Assessment prepared by Fairhurst;
 Waste Management and Servicing Strategy prepared by Curtins;
 Archaeological Desk-Based Assessment prepared by Salford Archaeology;
 Television and Radio Reception Impact Assessment prepared by GTech Surveys Ltd;
 Broadband Connectivity Assessment prepared by GTech Survey Ltd;
 MEP Statement (including Ventilation and Extraction) prepared by Cundall;
 Local Labour Agreement prepared by MHBC Cumming;
 Noise Assessment prepared by Cundall;
 Outline Management Strategy prepared by AllPlus Management;
 Air Quality Assessment (Construction) prepared by Cundall and Air Quality Assessment (Operation) prepared by Cundall;
 Wind Microclimate Assessment prepared by Cundall;
 Structural Report prepared by Fairhurst;
 Environmental Statement: Volume 1 prepared by Deloitte Real Estate with reports from technical consultants including: Daylight, Sunlight and Overshadowing prepared by GIA;
 Built Heritage prepared by Stephen Levrant Heritage Architecture; Townscape and Visual Impact prepared by Layer; and Socio-Economic prepared by ekosgen; Environmental Statement Volume 2 - Technical appendices; and
 Environmental Statement - Non Technical Summary.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development of any phase of the development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all materials to be used on all external elevations of that phase of the development, including the roof terraces, and drawings to illustrate details of the full sized sample panels that will be produced. The

programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations in that phase of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management.

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.

The development shall be carried out in accordance with the approved materials.

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.

4) (a) Prior to the commencement of each phase of the development, details of a local labour agreement in order to demonstrate commitment to recruit local labour for the demolition and construction elements of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of the development.

(b) Prior to first occupation of the development, details of a local labour agreement in order to demonstrate commitment to recruit local labour for the operational elements of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved document shall be implemented as part of the occupational phases of the development.

(c) Within six months of the first occupation of the development, details of the results of the scheme shall be submitted to the Local Planning Authority for consideration.

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

6) a) Before each phase of the development hereby approved commences, with the exception of the initial demolition phase (Phase 1, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to that phase of development shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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

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

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

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

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

7) a) Prior to the commencement of development of each phase (with the exception of the initial demolition phase (Phase 1), a programme for the submission of final details of the landscaping, lighting, ecological enhancements, public realm works and planting of street trees to be used in that phase of development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (i) The proposed hard landscape materials, including the materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building, and within the public realm works area;
- (ii) Any external lighting;
- (iii) The ecological enhancements to be installed at the buildings to enhance and create new biodiversity within the development;
- (iv) The landscaping proposed for the roof terraces;
- (v) A strategy for the planting of street trees within the pavements/public realm adjacent to/within the site, and/or a mechanism for funding the provision of off-site street trees, including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance.

The approved scheme for part (v) shall be implemented not later than 12 months from the date the proposed building 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,

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition. The development shall be carried out in accordance with the approved details.

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

9) Prior to the commencement of the development hereby approved, with the exception of the initial demolition phase (Phase 1), archaeological investigations shall be carried out in

accordance with Archaeological Desk-Based Assessment prepared by Salford Archaeology, received by the City Council as Local Planning Authority on 5 February 2021.

No development-related groundworks shall take place (except for demolition and clearance) until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be secured through and undertaken in accordance with a Written Scheme of Investigation (WSI) prepared by the appointed archaeological contractor and submitted to and approved in writing by Manchester City Council as Local Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include: i) active presence, monitoring and recording of geotechnical investigations ii) targeted archaeological evaluation through trial trenching iii) dependent on the above, targeted open area excavation or 'strip, map and excavate' recording (subject to a separate WSI) iv) an archaeological watching brief during construction groundworks.
2. A programme for post investigation assessment to include: - production of a final report on the significance of the below-ground archaeological interest.
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 possibly including publication as part of the 'Greater Manchester's Past Revealed' series.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

The development hereby approved shall be carried out in accordance with the approved WSI.

Reason - In accordance with NPPF Section 12, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

10) No development shall commence, with the exception of the initial demolition phase (Phase 1) until a surface water drainage scheme for the site, based on sustainable drainage principles, the hierarchy of drainage options in the National Planning Practice Guidance, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the City Council as Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

20) a) Before each phase of development commences, a full condition survey of the carriageways/footways on construction vehicle routes to be used in the construction of that phase of development shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

29) The development hereby approved shall be carried out in accordance with the phasing plan 6273-SRA-KE-XX-DR-A-01801 Rev P02 received by the City Council, as Local Planning Authority on the 10 October 2023.

Reason - This is a phased development pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing