MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138626/JO/2023
Date registered valid:	6 December 2023
Proposal:	Variation of Conditions 2 (Specified Plans), 16 (Travel Plan), 23 (Landscaping) and 24 (Boundary Treatment) attached to planning permission 135647/FO/2022 to allow an increase in Gross Internal Area of 104m2 (84m2 sales and 20m2 in warehousing and other) of food store, removal of first floor welfare area, reduction in car parking spaces from 85 to 76 car parking spaces and amendments to the landscaping layout
Address:	550 Mauldeth Road West, Manchester, M21 7AA
Ward(s):	Chorlton Park Ward
Applicant:	Lidl, Great Britain Limited
Agent (if any):	Mr Joshua Ambrus, Rapleys
Case officer:	Jennifer Connor Tel: 0161 234 4545 Email: jennifer.connor@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**08.03.2024**

Application details

Type of application: Variation or Removal of Condition

Development type: Major Retail

Standard consultations:
Printed: 6 December 2023 Expired: 27 December 2023

Neighbour notifications
Printed: 6 December 2023 Expired: 27 December 2023

Site notice
Posted: 6 December 2023 Expired: 27 December 2023

Press advert
Published: 12 December 2023 Expired: 26 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Variation of Conditions 2 (Specified Plans), 16 (Travel Plan), 23 (Landscaping) and 24 (Boundary Treatment) attached to planning permission 135647/FO/2022 to allow an increase in Gross Internal Area of 104m2 (84m2 sales and 20m2 in warehousing and other) of food store, removal of first floor welfare area, reduction in car parking spaces from 85 to 76 car parking spaces and amendments to the landscaping layout.

Consultations & Notification Responses

Highway Services –
CAR PARKING SPACES:
The proposals will reduce the car parking spaces from 85 to 76 car parking spaces. The parking spaces will include 4 disabled spaces and 8 parent and child bays. A parking accumulation exercise has been undertaken based upon the forecast trip generation associated with the new development. During a weekday the peak forecast car parking demand is 52 spaces between 11:00 and 12:00. On a typical Saturday, the forecast car parking demand peaks at 67 spaces also between 11:00 and 12:00.
HFAS (Highway Forecasting and Analytical Services) and UTC (Urban Traffic Control) were consulted in relation to the trip generation and junction capacity assessments and provided the following comments. TfGM have been consulted in respect of the above application which seeks approval to vary Conditions 2, 16, 23 & 24 attached to planning permission 135647/FO/2022. This is to allow an increase in GIA of 104sqm and removal of 9 car parking spaces.

It is noted that an updated TA has been submitted dated October 2023. HFAS and UTC have therefore commented on the data contained within the TA, which it is assumed has been updated in response to the increase in floor area.
Paragraph 11.0 - It should be noted that the development traffic increases the degrees of saturation to above 90 per cent, which is considered the threshold for being above maximum practical capacity at the junction. Although the increases are not particularly great, increasing the degrees of saturation above 90 per cent does mean that the junction can become over saturated. As such, it is recommended that the development should fund a review of the signal timings at the two junctions to confirm that they are running as efficiently as possible.
The MOVA loops on Nell Lane have been located for the current usage of the site and will need to be reviewed and amended to accommodate the extra traffic from the proposed supermarket and the proposed changes to the access. Costs for the review and potential change can be provided at a later date.
CONDITION 2 - SPECIFIED PLAN:
Highways are satisfied with the proposal for variation of Condition 2 (Specified Plans) and have no objections in principle.
CONDITION 16 - TRAVEL PLAN:
Highways are satisfied with the proposal for variation of Condition 16 (Travel Plan) and have no objections in principle.
CONDITION 23 - LANDSCAPING:
Highways are satisfied with the proposal for variation of Condition 23 (Landscaping) and have no objections in principle.
CONDITION 24 - BOUNDARY TREATMENT
Highways are satisfied with the proposal for variation of Condition 24 (Boundary Treatment) and have no objections in principle.

Environmental Health – Comments made in relation to the original application are still applicable.

MCC Flood Risk Management - Comments remain unchanged since 25/01/23 and they recommend the below Conditions as per our response to 135647/FO/2022.

Greater Manchester Police – No comment received

Transport For Greater Manchester – No comment received directly

Greater Manchester Ecology Unit – Have no objections

Issues

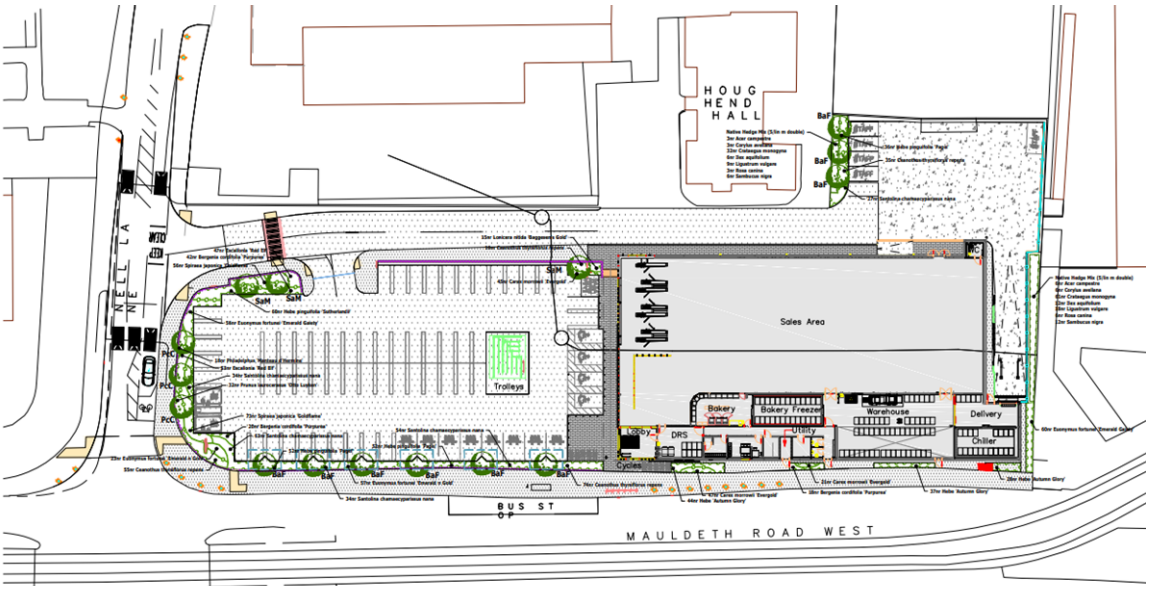
Planning permission was granted for the erection of a Lidl foodstore and associated landscaping and parking at Planning and Highways Committee on the 2nd June 2023 under planning application reference 135647/FO/2022. Since permission was granted CDN/23/0612 was submitted and approved in relation to the demolition elements of the Construction Management Plan allowing the demolition of the former Lowry House office building (used temporarily as a school) that was on site.

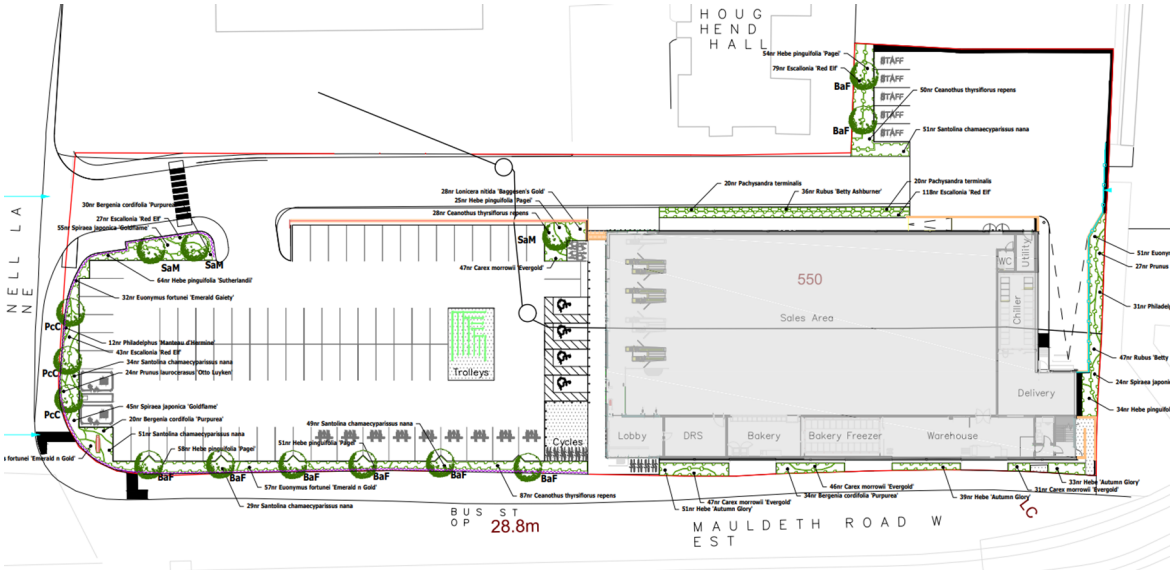
This variation application seeks to vary conditions 2 (Specified Plans), 16 (Travel Plan), 23 (Landscaping) and 24 (Boundary Treatment) attached to planning permission 135647/FO/2022 to allow an increase in Gross Internal Area of 104m2 (84m2 sales and 20m2 in warehousing and other) of food store, the removal of the first floor welfare area, reduction in car parking spaces from 85 to 76 car parking spaces and amendments to the landscaping layout.

The principles of the development have already been established by the parent consent. The matters to be considered are the alterations to the specified plans, travel plan, landscape plan and boundary treatment plan.

The change was considered material due to the increase in the floor space and the reduction in car parking spaces to 76 car parking spaces, including 4 disabled, 9 parent and child spaces, and 2 electric vehicle charging spaces. Consultation was required to consider the highways impacts of such a change. It is not considered that the loss of 9 car parking spaces is of such a material nature as to warrant the refusal of planning permission, nor is it considered to necessitate an uplift to the original application requirements, especially having regard to travel planning and the sustainable location of the store, which is accessible on foot to a large number of households and on a bus route and adjacent to the Metrolink line, having regards to policy T1 and T2 of the Core Strategy.

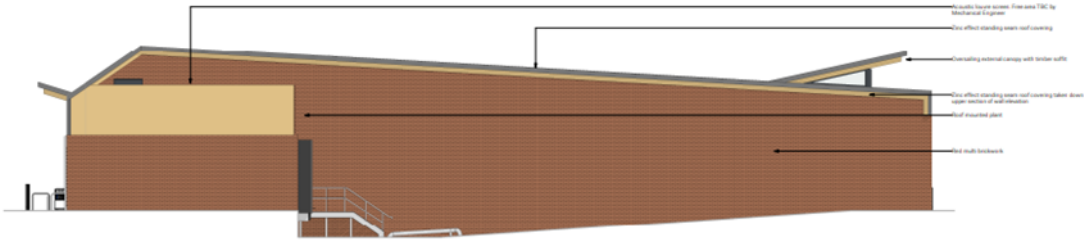
The changes proposed to the plans are set out below as a comparison:



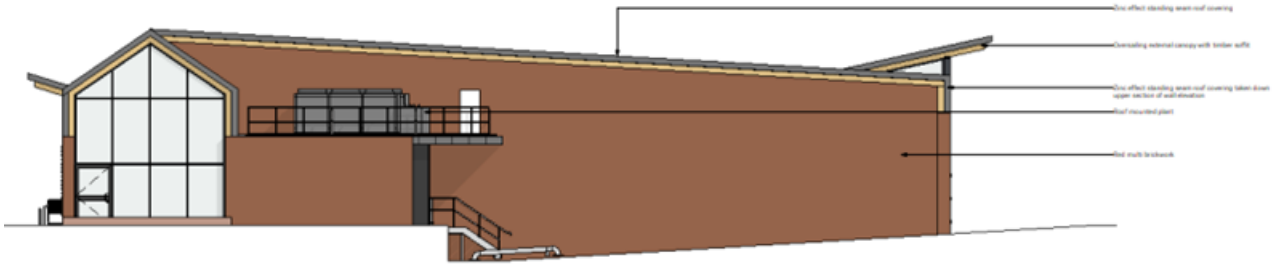


All conditions attached to the permission barring the demolition element of construction management are yet to be discharged.
Elevational alterations to the expanded are deemed to be acceptable. To the north east elevation plant is now acoustically screened, an area of glazing that was not necessary has

been removed. It is not considered that the changes to the elevations dilute the design quality nor are they considered to have any further impact upon the neighbouring designated heritage asset, the impact is still considered to be less than substantial harm that is outweighed by the public benefit of the scheme proposed.



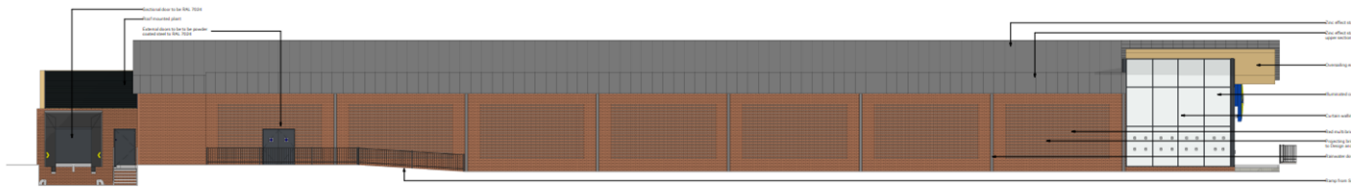
North East Elevation
1:100



North East Elevation
1:100

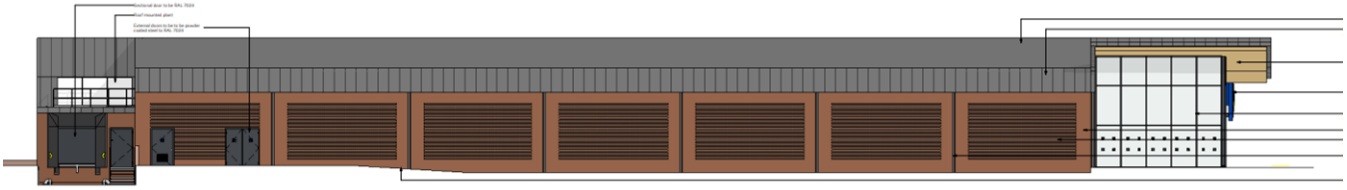
The screening to the plant area can also be seen on the below elevations

South East Elevation (To Mauldeth Road West)
1:100



North West Elevation
1:100

South East Elevation (To Mauldeth Road West)
1:100



North West Elevation
1:100

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval

1. The development must be begun not later than the 2 June 2026.

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

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

   The development hereby approved shall be carried out in accordance with the following drawings and documents:
   • ZZ-00-DR-A-01001 P05 GF PLAN
   • ZZ-RF-DR-A-00001 P05 ROOF PLAN
   • ZZ-XX-DR-A-02001 P07 ELEVATIONS
   • XX-XX-DR-A-90003 P09 BOUNDARY TREATMENT PLAN
   • NOISE IMPACT ASSESSMENT

• ECOLOGICAL IMPACT ASSESSMENT
• FLOOD RISK ASSESSMENT
• DR-C-0100 P4 DRAINAGE STRATEGY
• TRANSPORT ASSESSMENT
• TRAVEL PLAN
• ADDENDUM TO HERITAGE IMPACT ASSESSMENT
• R/2626/1D LANDSCAPING DETAILS
Received 22 November 2023
• Submitted Application Forms
• ZZ-XX-DR-A-02002 P02 EXTERNAL WALL MASONRY
• XX-XX-DR-A-90001 LOCATION PLAN
• XX-XX-DR-A-90002 P01 EXISTING SITE PLAN
• Visuals
• DESIGN AND ACCESS STATEMENT
• EIA SCREENING
• AIR QUALITY ASSESSMENT
• CRIME IMPACT STATEMENT
• PLANNING AND RETAIL STATEMENT
• STATEMENT OF COMMUNITY INVOLVEMENT
• PHASE II GEO-ENVIRONMENTAL ASSESSMENT
Received 02 December 2022
• PROPOSED LIGHTING LAYOUT
• HERITAGE IMPACT ASSESSMENT
Received 14 December 2022
• ENERGY & SUSTAINABILITY STATEMENT
Received 16 January 2023
• TECHNICAL NOTES RESPONDING TO
HIGHWAYS COMMENTS
Received 31 January 2023
• Email correspondence from Jim Budd of SCP to Andy Connell - 01.03.23
• A Highways Summary note
Received 03 March 2023
• XX-XX-DR-A-91002 P17 PROPOSED SITE PLAN
Received 06 March 2023
• SCP/220102/SK06 Rev A Visibility Splays at Car Park / Access Road Junction
• SCP/220102/SK08 Rev A Proposed Location of Additional Heritage Bollards along Nell Lane
Received 07 March 2023
• SCP/220102/SK12 Location of Proposed Speed Humps at Site Access Road / Nell Lane Junction
• SCP/220102/SK14 Review of Traffic Regulation Orders
• SCP/220102/SK13 Proposed Location of 20MPH Speed Indicator Signage along Nell Lane
Received 3 April 2023
• ZZ-ZZ-DR-A-91003 Rev P01 Proposed Highway Plan
Received 11 May 2023

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. With the exception of demolition, no above ground development that is hereby approved shall commence unless and until samples and specifications of all other materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall only be implemented in accordance with the agreed 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, pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

4. No development shall take place, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:
o A construction programme including phasing of works;
o 24 hour emergency contact number;
o Expected number and type of vehicles accessing the site;
o Deliveries, waste, cranes, equipment, plant, works, visitors;
o Size of construction vehicles;
o The use of a consolidation operation or scheme for the delivery of materials and goods;
o Phasing of works;
o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
o Locations for storage of plant/waste/construction materials;
o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
o Arrangements to receive abnormal loads or unusually large vehicles;
o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
o Any necessary temporary traffic management measures;
o Measures to protect vulnerable road users (cyclists and pedestrians);
o Arrangements for temporary facilities for any bus stops or routes;
o Method of preventing mud being carried onto the highway;
o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
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.
o Full details of the impact of the demolition of the property upon the neighbouring designated heritage asset.
o An amended Demolition Method Statement for the building on site that has controls over demolition vehicle access during school drop off and pick up hours, and;
o A further updated existing asbestos Type 2 survey in relation to that building.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development,

pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

5. The retail unit (Class E) hereby approved shall not be open outside the following hours:-
   07:00 to 23.00 hrs Monday to Saturday
   10.00 to 18.00 hrs Sundays

   Reason - To safeguard residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6. Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours: 07.30 to 20.00 hrs Monday to Saturday and 09.00 to 17.00hrs Sundays. They shall also not take place between the hours of 08.00 to 09.00 Monday to Friday.

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

7. The development is to be undertaken in accordance with the submitted waste management strategy. The strategy shall be implemented in full prior to the first occupation of the authorised development and maintained in situ thereafter.

   Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

8. a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.
   b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

   Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

9. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be

submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

10. a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

11. a) Before the development hereby approved commences, 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 the site 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, 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 development 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 the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation 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 in each phase 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.

12. The car parking as indicated on the approved plans shall be surfaced, laid out and demarcated prior to the first occupation of the development hereby approved. The car park shall then be available at all times whilst the site is operational.
Prior to the occupation of the development hereby approved a car park management plan shall be submitted which shall include measures to be implemented in order to prevent short stay parking for drop off and pick up of school children and should also include measures to prevent the use of the car park as a pedestrian through route to Mauldeth Road West.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied and in the interests of pedestrian and highway safety in order to comply with policy DM1 of the Core Strategy.

13. The cycle parking provision arrangement shown on plans submitted shall be installed prior to the first occupation of the development and be retained thereafter for use by people visiting and working at the development.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1, T2 and DM1 of the Core strategy.

14. The accessible parking spaces shown on the drawings submitted shall be implemented prior to the commercial unit hereby approved being occupied and be retained thereafter.

Reason - To ensures sufficient accessible car parking provision, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

15. Notwithstanding the electric vehicle charging points shown on the drawings submitted further details of provision for electrical charging shall be submitted for the approval of the local planning authority. The agreed electric charging provision shall be installed and operational prior to the commercial unit hereby approved being occupied and be retained thereafter.

Reason - In the interest of air quality, pursuant to policies DM1 and EN16 of the Manchester Core Strategy.

16. The development hereby approved shall be carried out in accordance with the Travel Plan (SCP/220102/TP/01) stamped as received by the City Council, as Local Planning Authority, on the 22 November 2023.
In this condition a Travel Plan means a document which includes:
i. the measures proposed to be taken to reduce dependency on the private car;
ii. a commitment to surveying the travel patterns of patrons during the first three months of the first use of the development and thereafter from time to time
iii. mechanisms for the implementation of the measures to reduce dependency on the private car
iv. measures for the delivery of specified travel plan services

v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

17. Prior to the commencement of above ground works, full details of all necessary off-site highway works, to be implemented via a S.278 agreement, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include:
- Works to widen the carriageway to accommodate a right turn pocket and where the northern kerbline is built out to improve vehicle/pedestrian intervisibility.
- Keep clear markings are also to be provided to this junction.
- Installation of additional heritage footway bollards
- Speed bumps and contrasting surface treatment around the improved bellmouth of Nell Lane and the site access
- Speed indicator devices in appropriate locations along Nell Lane.
- Guard rail on Mauldeth Road West
- New bus shelter for the eastbound bus stop
- Traffic Regulation Orders along Mauldeth Road West upgraded to no-loading at any time.
The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation.

Reason - To encourage walking to the site and in the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

18. a) The development hereby approved shall be implemented in accordance with the measures as set out within the approved Energy Usage and Sustainability Statement prepared by Space Architects.
b) Within 3 months of the completion of the construction of the authorised development a verification statement prepared by a suitably qualified expert shall be submitted to and approved in writing, by the City Council as local planning authority, to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Statement. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the recommendations and requirements within the approved report.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

19. The development hereby approved shall only be carried out in accordance with

mitigation measures detailed within the submitted Air Quality Assessment produced by Miller Goodall dated 7 July 2022 received by the City Council, as Local Planning Authority on 2 December 2022.

Reason - To minimise the impact upon air quality and in order to minimise the environmental impact of the development, pursuant to policy EN16 of the Core Strategy, National Planning Guidance and National Planning Policy Framework (NPPF).

20. No development shall take place until the full details of a surface water drainage scheme has been submitted to and approved in writing by the City Council as local planning authority.

    Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

21. No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority.
    The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
    a. Verification report providing photographic evidence of construction as per design drawings;
    b. As built construction drawings if different from design construction drawings;
    c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

    Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

22. Prior to the first occupation of the development hereby approved details of the physical security specifications outlined within the submitted Crime Impact Statement (Ref: 2002/1427/CIS/02 - version A) dated 13 August 2022, received on 02 December 2022 to be installed at the development shall be submitted to and approved in writing by the City Council. The development shall be carried out in accordance with the agreed details.

    Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

23. Notwithstanding the details of landscaping as set out within the approved drawing reference: R/2626/1D received 22 November 2023, a further plan indicating biodiversity enhancement to be made shall be submitted prior to commencement of above ground works. Landscaping and biodiversity enhancements shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in

the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

24. The unit hereby approved shall not be occupied until the boundary treatment set out in accordance with drawing reference XX-XX_DR-A-90003 P09 (received 22 November 2023) has been implemented. The development shall only be carried out in accordance with the approved details and shall thereafter be retained.

Reason - In the interests of security and to ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

25. No demolition of the building on site or removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

26. (a) Prior to the commencement of above ground works, details of a local labour agreement in order to demonstrate commitment to recruit local labour for operational element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.
(b) The approved document shall be implemented as part of the occupation of the development. Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration.

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

27. No signage of any type, including internal window vinyls shall be installed to any areas of glazing or curtain walling. Building advertisements shall be restricted solely to the billboard locations, as shown on the submitted drawings.

Reason - To prevent the proliferation of advertisement and to safeguard visual amenity, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies DM1, EN1 and SP1 of the Manchester Core Strategy.

Informative to be attached to the decision

Whilst the buildings to be demolished have been assessed as negligible risks for bats, the applicant is reminded that under the Habitat Regulation it is an offence to

disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Ecology Unit

List of properties notified on Uniform

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA