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14 February 2024

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

FAO: Jennifer Atkinson

Dear Jennifer

Eliza Yard - Planning Permission Ref: 130354/FO/2021
Application for a Minor Material Amendment

Please find enclosed an application for a Minor Material Amendment (MMA) to Planning Permission ref: 130354/FO/2021 (as amended by 135077/NMC/2022 and 136202/NMC/2023), submitted in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended).

The Planning Permission relates to the erection of an 8-storey residential-led building in Ancoats, known as Eliza Yard. The Applicant is Manchester Life Development Company 3 Ltd.

Eliza Yard gained planning permission in July 2021. 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).

Eliza Yard 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 27 months. Since this time economic pressures have resulted in unforeseen construction inflation, leading to a 30% cost increase from the tender price received in December 2021.

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The May 2021 Financial Viability Appraisal produced by Savills in support of the Eliza Yard planning application (ref 130354/FO/2021) assumed a 14% profit on GDV (reduced from the standard 15-20% considered a suitable for developers profit within National Planning Policy Guidance), and although a £300k public realm contribution was assumed, it concluded the scheme could not make an affordable housing contribution and remain viable. Further to this, it confirmed a residual land value -£80k less than the benchmark land value.

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 14% and without an affordable housing contribution. Maintaining the 14% profit on GDV increases the gap between residual and benchmarked land value to £3.6m. Alternatively, if the land value is fixed at the benchmark of £660k, the profit on GDV reduces to 2%. This is 12% lower than the reduced profit on GDV and 13% lower than the profit level considered acceptable by NPPG.

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 126 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.

A concurrent Non-Material Amendment (NMA) application has also been submitted to ensure that the proposed MMA remains consistent with the approved description of development attached to the planning permission.

1 Concurrent Non-Material Amendment

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

'Erection of an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (583 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.'

The proposed amended description of development as set out in the concurrent NMA application is as follows, with changes in **bold:**

*'Erection of an 8 storey building ~~to form 118 residential apartments~~ **for a residential scheme** (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (~~583~~ **392.40** sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.'*

2 Planning History

Planning Permission ref: 130354/FO/2021 was granted 30 July 2021 and two subsequent NMA applications have since been approved:

2.1 135077/NMC/2022 – Amendments to Condition 2, Condition 9 and Condition 14

Ref: 135077/NMC/2022, approved in October 2022, amended details to the Jersey Street corner of the scheme in order to better align with the ambitions of the Poland Street Zone NDF and to reflect an application for the demolition of Jersey Street bridge and associated works required to facilitate the re-grading of the road and public realm which was submitted by Manchester City Council in April 2022 and subsequently approved 23 June 2023 (planning permission ref. 133406/VO/2022).

This application also amended the time trigger of condition 9 to allow the commencement of the enabling works prior to the sign off of the external materials, and incorporated some non-material adjustments to the approved Environmental Standards and Energy Statement.

2.2 136202/NMC/2023 – Amendments to Conditions 3, 6, 7, 8 and 11

Ref: 136202/NMC/2023, approved in April 2023 amended Conditions 3, 6, 7, 8 and 11 to include the relevant drawings for the Drainage Enabling Works Phasing Boundaries drawing (ref: 9033-CUR-XX-00-DR-C92503-P02). This in turn helped to support the lawful implementation of the planning permission via the delivery of drainage connections.

2.3 Conditions

To date, the following conditions attached to app ref: 130354/FO/2021 have been discharged:

Condition 45 (Jersey Street Corner) was discharged on 21 October 2021, providing the final details for the corner of the Eliza Yard scheme at the Jersey Street/Canal arm corner which were still being worked through upon the submission of the original application.

Conditions 3 (Piling), 5 (Drainage) and 8 (CMP) were discharged 20 April 2023 and Conditions 7 (Ground Conditions - part a) and 11 (Local Benefit Proposal), as well as a partial discharge of Condition 6 (Archaeology) were approved 17 November 2023, fully discharging all pre-commencement conditions / elements attached to the consent.

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3 Pre-application Consultation

The approved scheme was subject to a comprehensive process of public and stakeholder engagement, 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 Manchester City Council (MCC) as the Local Planning Authority (LPA). An initial pre-application meeting was held 2 November 2023, at 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, at 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 via the submission of concurrent MMA and NMA applications.

4 MMA Description of Development

The proposed Description of Development is:

"Variation of Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 14, 15, 17, 20 , 21 , 25, 26, 27, 32, 33, 36, 43 and 45 attached to planning permission ref: 130354/FO/2021 (as amended by 135077/NMC/2022 and 136202/NMC/2023) for a residential scheme (Use Class C3) with ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (392.40sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works to incorporate changes to the number and mix of apartments, a reduction in the quantum of commercial floorspace, changes to the building facade and a reduction to the building height."

5 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 material amendments to the building are proposed following detailed design and consideration of the construction methodology. The design rationale for the proposed amendments is set out in detail in the accompanying Design and Access Statement Addendum and 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. In addition, the Applicant seeks to revise Condition 32 to reflect the increased cycle store numbers and Condition 43 to align with the revised energy strategy. Please see Appendix B for full condition wording.

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5.1 Residential Mix

As set out above, Eliza Yard has become unviable as a result of macro-economic changes. Therefore, in order to bring forward a deliverable and viable scheme it is proposed to make minor adjustments to the mix and number of units.

An additional 2no. 1B2P and 2no. 2B4P have been added at ground floor instead of commercial space. This has reduced the quantum of commercial floorspace across the scheme from 583 sq. m to 392.40 sq. m. The residential Club Room has been removed, and the bicycle storeroom relocated.

The ground floor apartments introduced as part of the proposed amendments will be serviced with 3no. external front doors on the east elevation. These external facing doors will bring activation to this part of the public realm. The apartments will also be accessed internally via the communal hallways.

In addition to the new ground floor apartments, the 6no. duplexes apartments at level 6 and 7 have been reconfigured to create 3no. 2B4P apartments and 2.no 3B6P single storey apartments at each level.

The revised number and mix of apartments is as follows:

Unit Type	Consented		Proposed	
1B2P	38	32%	40	32%
2B4P	72	61%	80	63%
3B6P	2	2%	6	5%
3B6P Duplex	6	5%	0	0%
Total	**118**		**126**	

All proposed homes remain compliant with Manchester Space Standards.

5.2 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.

5.3 Building Massing

To achieve a more efficient building, 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.

The re-configuration of the duplex apartments at levels 6 and 7 into 2B4P and 3B6P single storey apartments at each level has driven a reduction in the 'set back' at level 7. Formally an accessible terrace space allocated to the duplex apartments, the space has largely been incorporated into the building to ensure Manchester Space Standard compliant single storey apartments.

The proposals have sought to maintain as much of a 'set back' as possible following pre-application advice from the Local Planning Authority. This has provided variation and activity to the façade in keeping with the consented scheme.

5.4 Photovoltaic (PV) Panels

In order to bring forward a deliverable scheme, Manchester Life propose a reduction to the 26.6% improvement on Part L 2013 to a 9% improvement on Part L 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.

Removal 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.

In this context, we propose that Condition 43 is amended as follows (with changes in **bold**):

*43) **Prior to the installation of any solar panels to the roof*** ~~*first use of the development hereby approved,*~~ *details of* ~~*the*~~ ***their*** *siting, scale and appearance* ~~*of the solar panels to the roof*~~ *(including cross sections) **shall be submitted for approval in writing by the City Council, as Local Planning Authority.*** ~~*as indicated on drawings BA-XX-08-DR-A-(04)008 stamped as received by the City Council, as Local Planning Authority, on*~~

~~*the 11 May 2021.*~~ *The* ***solar panels should be installed in accordance with the*** *approved details* ~~*shall then be implemented prior to the first use of the development*~~ *and thereafter retained and maintained in situ.*

5.5 Landscaping

There are a small number of changes to the approved landscaping scheme. These include creating patios and defensible space for the new homes at ground floor and using the rationalised building massing to create a more generous pavement along Poland Street and Jersey Street. In addition, there is increased green space and planting to the north of the site. The paving within private external spaces has been amended to concrete block with granite aggregate. All areas that interact with the public realm and highway remain as unchanged as granite paving. Paving to Jersey Street and Poland Street are noted as Natural stone which we believe accords with the public realm strategy for the Poland Street area.

6 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 January 2021. A Screening Opinion was issued by the LPA in March 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.

6.1 Acoustics

Due to the nature of the amendments to the facade of the scheme and the introduction of residential units on the ground floor, 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 majority of the development, however a higher glazing specification of R'_w+C_{tr} 33 dB is required to the ground floor north facing bedroom.

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.

6.2 Waste Management

In order to service the waste requirements from the additional residents the residential bin store has been resized to accommodate 26x 1100l eurobins, an increase of 2 bins. The commercial bin store accommodates 4 x 1100l bins, unchanged from the consented scheme.

6.3 Ventilation

The ventilation strategy remains unchanged from the proposed scheme. Mechanical ventilation heat recovery (MVHR) units will serve the new ground floor units and which will include a summer bypass mode to ensure that the apartments accord with overheating guidelines.

6.4 Viability

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

6.5 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: 130354/FO/2021 remains valid, as outlined in the email from GIA which has been submitted as part of this application.

6.6 Crime and Security

Greater Manchester Police has been re-engaged as part of the consultation for this application. They confirmed that their conclusions and recommendations remain the same.

7 Planning Policy Assessment

7.1 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: 130354/FO/2021. Since the approval of the original application in October 2021, 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.

7.2 Local Planning Policy

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 126 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.

In addition, the proposals accord with the emerging Places for Everyone Joint Development Plan which promotes the delivering of residential accommodation within sustainable locations, including central Manchester.

8 Submission

The application comprises this covering letter and the following documentation:

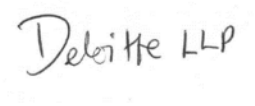
- Completed Application Form prepared by Deloitte;
- Ownership Certificates and Notices prepared by Deloitte;
- Application Site Boundary and Location Plan prepared by PRP;
- Existing Site Plan prepared by Buttress;
- Environmental Standards Statement prepared by Buro Happold;
- Ventilation Strategy prepared by Ameon;
- Acoustic Addendum prepared by Sandy Brown;
- Waste Management Pro-Forma prepared by PRP (with Design and Access Addendum);

- Viability Statement prepared by Savills;
- Design and Access Addendum prepared by PRP Architects;
- Flood Risk Compliance Statement prepared by Curtins;
- Drawings (as illustrated in Appendix A) – prepared by PRP Architects.

The Application has the Planning Portal reference: PP-12761637 and the application fee of £293 (plus Planning Portal fees) will be paid online.

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



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Eliza Yard – Section 73 Appendices

Appendix A – Drawing Schedule

Revised Drawing Reference
EYJW-PRP-BC-ZZ-DR-A-020020 – Site Location Plan
EYJW-PRP-BC-00-DR-A-020000 – Ground Floor Proposed
EYJW-PRP-BC-ZZ-DR-A-020001 – 1st – 5th Floor Proposed
EYJW-PRP-BC-07-DR-A-020007 – 7th Floor Proposed
EYJW-PRP-BC-RF-DR-A-020008 – Roof Plan – Proposed
EYJW-PRP-BC-ZZ-DR-A-020040 – Apartment Types
EYJW-PRP-BC-ZZ-DR-A-020050 – Apartments Schedule
EYJW-PRP-BC-ZZ-DR-A-022000 – Site Sections
EYJW-PRP-BC-ZZ-DR-A-021000 – North and South Elevation – Proposed
EYJW-PRP-BC-ZZ-DR-A-021001 – East, West and Courtyard Elevations – Proposed
EYJW-PRP-BC-ZZ-DR-A-021020 – Street Elevations
EYJW-PRP-BC-ZZ-DR-A-021040 – Bay Studies – Jersey Street
EYJW-PRP-BC-ZZ-DR-A-021041 – Bay Studies – Poland Street
EYJW-PRP-BC-ZZ-DR-A-021042 – Bay Elevation and Section – Brick
EYJW-PRP-BC-ZZ-DR-A-021043 – Bay Elevation and Section – Terracotta
EYJW-PRP-BC-ZZ-DR-A-020060 – Proposed Sample Panel
EYJW-GIL-EX-00-DR-L-000101_P02 – Landscape Masterplan
EYJW-GIL-EX-00-DR-L-000102_P02 – Hardworks
EYJW-GIL-EX-00-DR-L-000103_P02 – Kerbs and Edgings
EYJW-GIL-EX-00-DR-L-000104_P02 – Boundary Treatment
EYJW-GIL-EX-00-DR-L-000105_P03 – Levels
EYJW-GIL-EX-00-DR-L-000106_P02 – Furniture
EYJW-GIL-EX-00-DR-L-000401_P02 – Softworks
Retained Drawing References
BA-XX-00-DR-A-(01)003 – Demolition Plan
BA-XX-00-DR-A-(01)001 – Site Location Plan – Existing
BA-XX-00-DR-A-(01)000 – Topographical Survey

Appendix B – Conditions Schedule

Approved Drawing Reference	Revised Drawing Reference
2) The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings 2672-PLA-XX-XX-DR-L-0001, 2672-PLA-XX-XX-DR-L-1000, 2672-PLA-XX-XX-DR-L1001, 2672-PLA-XX-XX-DR-L-1002, 2672-PLA-XX-XX-DR-L-2000, 2672-PLA-XX-XXDR-L-3000 and 2672-PLA-XX-XX-DR-L-4000, BA-XX-00-DR-A-(01)003, BA-XX-XXDR-A-(04)001, BA-XX-XX-DR-A-(04)001, BA-XX-XX-DR-A-(04)103, BA-XX-XX-DR-A-(05)001, BA-XX-XX-DR-A-(05)002, BA-XX-XX-DR-A-(05)003, BA-XX-XX-DR-A- (05)010, BA-XX-XX-DR-A-(05)011, BA-XX-XX-DR-A-(06)001, BA-XX-XX-DR-A- (07)001, BA-XX-XX-DR-A-(07)002, BA-XX-XX-DR-A-(07)003, BA-XX-XX-DR-A- (07)004, BA-XX-XX-SH-A-(09)001 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021 9033-BA-XX-00-DR-A-(04)010, 9033-BA-XX-XX-DR-A-(21)131, 9033-BA-XX-XX-DR-A- (31)101, BA-XX-XX-DR-A-(05)012, BA-XX-XX-DR-A-(05)013 stamped as received by the City Council, as Local Planning Authority, on the 14 July 2021 Supporting Information Design and Access Statement by Buttress, Heritage Assessment by Buttress, Archaeological Desk Based Assessment by Buttress, Flood Risk Assessment and Drainage Strategy by Curtins, Environmental Standards and Energy Statement by Buro Happold, Sustainability Statement by MLDC/ Buro Happold, Acoustic Report by Sandy Brown, Air Quality Assessment by Hoare Lea, Phase 2 Geo-environmental Survey (including Ground Gas Assessment) by E3P, Ecology Report by Tyler Grange, Arboricultural Impact Assessment and Method Statement by Tyler Grange, Transport Statement by Hydrock, Framework Travel Plan by Hydrock, Framework Construction Management MLDC, Local Benefit Scheme by MLDC, Crime Impact Statement by GMP, Ventilation Strategy by Buro Happold, Daylight	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings BA-XX-00-DR-A-(01)003, BA-XX-00-DR-A-(01)001, BA-XX-00-DR-A-(01)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021 EYJW-PRP-BC-ZZ-DR-A-020020, EYJW-PRP-BC-00-DR-A-020000, EYJW-PRP-BC-ZZ-DR-A-020001, EYJW-PRP-BC-07-DR-A-020007, EYJW-PRP-BC-RF-DR-A-020008, EYJW-PRP-BC-ZZ-DR-A-020040, EYJW-PRP-BC-ZZ-DR-A-020050, EYJW-PRP-BC-ZZ-DR-A-022000, EYJW-PRP-BC-ZZ-DR-A-021000, EYJW-PRP-BC-ZZ-DR-A-021001, EYJW-PRP-BC-ZZ-DR-A-021020, EYJW-PRP-BC-ZZ-DR-A-021040, EYJW-PRP-BC-ZZ-DR-A-021041, EYJW-PRP-BC-ZZ-DR-A-021042, EYJW-PRP-BC-ZZ-DR-A-021043, EYJW-PRP-BC-ZZ-DR-A-020060, EYJW-GIL-EX-00-DR-L-000101_P02, EYJW-GIL-EX-00-DR-L-000102_P02, EYJW-GIL-EX-00-DR-L-000103_P02, EYJW-GIL-EX-00-DR-L-000104_P02, EYJW-GIL-EX-00-DR-L-000105_P03, EYJW-GIL-EX-00-DR-L-000106_P02, EYJW-GIL-EX-00-DR-L-000401_P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024 Supporting Information Design and Access Statement by Buttress, Heritage Assessment by Buttress, Archaeological Desk Based Assessment by Buttress, Flood Risk Assessment and Drainage Strategy by Curtins, Environmental Standards and Energy Statement by Buro Happold, Sustainability Statement by MLDC/ Buro Happold, Acoustic Report by Sandy Brown, Air Quality Assessment by Hoare Lea, Phase 2 Geo-environmental Survey (including Ground Gas Assessment) by E3P, Ecology Report by Tyler Grange, Arboricultural Impact Assessment and Method Statement by Tyler Grange, Transport

and Sunlight Impact Assessment by GIA, TV Reception Survey and Broadband Connectivity Assessment by Pager Power, Residential Management Statement by MLDC, Financial Viability Assessment by Savills, Statement of Consultation by Deloitte LLP, Planning Statement by Deloitte LLP The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 February 2024 Phase 1 Geoenvironmental Assessment, Manchester Life Phase 3, Land to the north of Jersey Street, E3P, Reference: 13-729-R1, Dated: 14 February 2020, Calibration certificates Dated 2018 to 2021, and Waste Management and Servicing Strategy (including MCC's Waste Proforma) by Buttress stamped as received by the City Council, as Local Planning Authority, on the 5 July 2021 Design and access statement 'Window Soffits' Addendum stamped as received by the City Council, as Local Planning Authority, on the 14 July 2021 Drawings 9033-CUR-XX-00-DR-C-92501-T02, 515-100XR-40CC-50F network results, 9033-CUR-XX-00-DR-C-92520-T01, 9033-CUR-XX-00-DR-C-92514-T01, 9033-CURXX-00-DR-C-92513-T01, 9033-CUR-XX-00-DR-C-92512-T01, 9033-CUR-XX-00-DR-C-92511-T01, 9033-CUR-XX-00-DR-C-92500-T01 and 2672-PLA-XX-XX-DR-L-3000 stamped as received by the City Council, as Local Planning Authority, on the 9 July 2021	Statement by Hydrock, Framework Travel Plan by Hydrock, Framework Construction Management MLDC, Local Benefit Scheme by MLDC, Crime Impact Statement by GMP, Ventilation Strategy by Buro Happold, Daylight and Sunlight Impact Assessment by GIA, TV Reception Survey and Broadband Connectivity Assessment by Pager Power, Residential Management Statement by MLDC, Financial Viability Assessment by Savills, Statement of Consultation by Deloitte LLP, Planning Statement by Deloitte LLP The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 February 2024 Phase 1 Geoenvironmental Assessment, Manchester Life Phase 3, Land to the north of Jersey Street, E3P, Reference: 13-729-R1, Dated: 14 February 2020, Calibration certificates Dated 2018 to 2021, and Waste Management and Servicing Strategy (including MCC's Waste Proforma) by Buttress stamped as received by the City Council, as Local Planning Authority, on the 5 July 2021 Design and access statement 'Window Soffits' Addendum stamped as received by the City Council, as Local Planning Authority, on the 14 July 2021 Environmental Standards Statement addendum prepared by Buro Happold, Ventilation Strategy prepared by Ameon, Noise Report Addendum prepared by Sandy Brown, Waste Management Pro Forma prepared by PRP, Viability Statement prepared by Savills, Design and Access addendum prepared by PRP Architects stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024 Drawings 9033-CUR-XX-00-DR-C-92501-T02, 515-100XR-40CC-50F network results, 9033-CUR-XX-00-DR-C-92520-T01, 9033-CUR-XX-00-DR-C-92514-T01, 9033-CURXX-00-DR-C-92513-T01, 9033-CUR-XX-00-DR-C-92512-T01, 9033-CUR-XX-00-DR-C-92511-T01, 9033-CUR-XX-00-DR-C-92500-T01 and 2672-PLA-XX-XX-DR-L-3000 stamped as received by the City Council, as Local Planning Authority, on the 9 July 2021

3) Prior to the commencement of Phase 2 of the development, as detailed in drawing 9033-CUR-XX-00-DR-C-92503-P02 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, as relevant to that phase of 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. *(wording as amended by 136202/NMC/23)*	Any piling or foundation methods using piling shall be carried out in accordance with the Pilling Assessment prepared by Curtins (ref. 076740-CUR-00-XX-RP-GE-002 Revision: P01) received by the City Council, as Local Planning Authority, on the 22 February 2023 as submitted under CDN/23/0127.
5) Notwithstanding the Flood Risk Assessment and Drainage Strategy by Curtins stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021 and drawings 9033-CUR-XX-00-DR-C-92501-T02, 515-100XR-40CC-50F network results, 9033-CUR-XX-00-DR-C-92520-T01, 9033-CUR-XX-00-DR-C-92514-T01, 9033- CUR-XX-00-DR-C-92513-T01, 9033-CUR-XX-00-DR-C-92512-T01, 9033-CUR-XX-00-DR-C-92511-T01, 9033-CUR-XX-00-DR-C-92500-T01 and 2672-PLA-XX-XX-DR-L3000 stamped as received by the City Council, as Local Planning Authority, on the 9 July 2021, (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: • Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during the critical 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building; - some discrepancies between drainage layout, Windes model and manhole schedule (some pipe sizes differ), clarification needed. • Hydraulic calculation of the proposed drainage system; to be updated as per above; and – • Construction details of tree pits.	The development shall be carried out in accordance with 9033-CUR-XX-00-DR-C-92500-P03, 9033-CUR-XX-00-DR-C-92510-P02, 9033-CUR-XX-00-DR-C-92511-P02, 9033-CUR-XX-00-DR-C-92512-P02, 9033-CUR-XX-00-DR-C-92513-P02, 9033-CUR-XX-00-DR-C-92514-P01, 9033-CUR-XX-00-DR-C-92520-P02, Proposed Surface Water Calculations - 1 Year, 30 Year, 100 Year +40%, Proposed Surface Water Calculations - 100 Year +40% with 1m Surcharge on Public Sewer received by the City Council, as Local Planning Authority, on the 22 February 2023 as submitted under CDN/23/0127 and the email from Ian Knight dated 29 March 2023

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale	
6) Prior to commencement of Phase 2 of the development, as detailed drawing 9033- CUR-XX-00-DR-C-92503-P02 received by the City Council, as Local Planning Authority, on the 8 February 2023 , the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: i) an evaluation through a 'strip, map and record' excavation; ii) and archaeological watching brief during ground-breaking works across the line of the former canal iii) dependent on the above, more detailed excavation (subject to a separate WSI). 2. A programme for post-investigation assessment to include: - production of a final report on the investigation results. 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. 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 WS. *(wording as amended by 136202/NMC/23)*	The development shall be carried out in accordance with the Written Scheme of Evaluation (WSI) for an archaeological evaluation, mitigation and watching brief Project: Eliza Yard, Ancoats Planning Reference: 130354/FO/2021 Version: February 2023 v1 by Salford Archaeology stamped as received on 23 May 2023 as submitted under CDN/23/0323. A programme for post-investigation assessment shall be submitted to the City Council as the Local Planning Authority. The programme should include: 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.
7)) Notwithstanding the Phase 2 Geo-environmental Survey (including Ground Gas Assessment) by E3P stamped as received by the	Remediation should be carried out in accordance with Eliza Yard, Remediation Strategy, Curtins Ref: 076740-CUR-00-XX-RP-

City Council, as Local Planning Authority, on the 11 May 2021 and Calibration certificates Dated 2018 to 2021 and Phase 1 Geoenvironmental Assessment, Manchester Life Phase 3, Land to the north of Jersey Street, E3P, Reference: 13-729-R1, Dated: 14 February 2020 stamped as received by the City Council, as Local Planning Authority, on the 5 July 2021, the development shall not commence until the following information has 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 • Further site investigation has been recommended to delineate contamination hotspots including within the former canal arm (determine the risks from VOCs, SVOCs and mercury); o A detailed DQRA has been recommended with a vapour risk assessment, this would include: o Installation of vapour monitoring wells with specialist Tenax Sorption Tubes o DQRA of sorption tube analysis to assess the potential risk to the proposed dwellings. o Completing speciation of the elevated mercury samples to understand the type of mercury that is present and if it poses a theoretical vapour risk. • The risk assessment refers to a basement/undercroft parking but this is not the case. There are commercial units, bike stores and bin stores on the ground floor with no large basement excavations so the risk assessment needs to take this into account as the made ground may not be fully removed. • Submission of a detailed Remediation Strategy which should refer to our Land Contamination supplementary planning guidance regarding the depth and validation of clean cover systems.	GE-003 Revision: C02 Issue Date: 23 February 2023 by Curtins stamped as received on 23-05-23; as supplemented and amended by the following: Mace Covering e-mail stamped as received 14-11-23 Eliza 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 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.

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. 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. *(wording as amended by 136202/NMC/23)*	
8) 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 Authority, which for the avoidance of doubt should include; • Display of an emergency contact number; • Details of Wheel Washing; o 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. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the	The development should be carried out in accordance with Construction Management Plan received by the City Council, as Local Planning Authority, on the 22 February 2023.

needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. *(wording as amended by 136202/NMC/23)*	
9) 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. 9033-BA-XX-XX-DR-A-(21)000-T5) received by the City Council, as Local Planning Authority, on the 30 September 2022 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. The approved materials shall then be implemented as part of the development. (wording as amended by 130577/NMC/22)	9) 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. EYJW-PRP-BC-ZZ-DR-A-020060) received by the City Council, as Local Planning Authority, on the 14 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 drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the development.
10) The window reveals and soffits for the development shall be carried out in accordance with window soffits addendum to the design and access statement and drawings BA-XX-XX-DR-A-(05)012 Rev P02 and BA-XX-XX-DR-A-(05)013 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 July 2021.	The window reveals and soffits for the development shall be carried out in accordance with window soffits addendum to the design and access statement and drawings EYJW-PRP-BC-ZZ-DR-A-021042 and EYJW-PRP-BC-ZZ-DR-A-021043 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024.
11) a) Prior to the commencement of Phase 2 of the development, as detailed drawing 9033-CUR-XX-00-DR-C-92503-P02 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:	The development shall be carried out on the basis of ongoing compliance with the submitted Local Benefit spreadsheet stamped as received on 25 May 2023 as submitted under CDN/23/0323.

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 (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. (wording as amended by 136202/NMC/23*)*	
14) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement document prepared by Buro Happold (dated May 2022); and overheating and Performance Review Design Note prepared by Buro Happold (dated May 2022) received by the City Council, as Local Planning Authority, on the 29 September 2022. A post construction review certificate/statement for the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority. (wording as amended by 135077/NMC/23)	The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement document prepared by Buro Happold (dated May 2022); overheating and Performance Review Design Note prepared by Buro Happold (dated May 2022) received by the City Council, as Local Planning Authority, on the 29 September 2022; and the Environmental Standards and Energy Statement prepared by Buro Happold and Eliza Yard Ventilation Compliance Statement prepared by Ameon, received by the City Council as Local Planning Authority on 14 February 2024 A post construction review certificate/statement for the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.
15) Notwithstanding drawings 2672-PLA-XX-XX-DR-L-0001, 2672-PLA-XX-XX-DR-L1000, 2672-PLA-XX-XX-DR-L-1001, 2672-PLA-XX-XX-DR-L-1002, 2672-PLA-XX-XXDR-L-2000, 2672-PLA-XX-XX-DR-L-3000 and 2672-PLA-XX-XX-DR-L-4000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, (a) prior to any works commencing on the hard and soft landscaping scheme (including appropriate materials, specifications) details	Notwithstanding drawings EYJW-GIL-EX-00-DR-L-000101_P02, EYJW-GIL-EX-00-DR-L-000102_P02, YJW-GIL-EX-00-DR-L-000103_P02, EYJW-GIL-EX-00-DR-L-000104_P02, EYJW-GIL-EX-00-DR-L-000105_P03, YJW-GIL-EX-00-DR-L-000106_P02, EYJW-GIL-EX-00-DR-L-000401_P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024, (a) prior to any works commencing on the hard and soft landscaping

shall be submitted for approval in writing by the City Council as Local Planning Authority. (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.	scheme (including appropriate materials, specifications) details shall be submitted for approval in writing by the City Council as Local Planning Authority. (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.
17) (a) Notwithstanding the Acoustic Report by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, prior to the first use of each commercial unit as indicated on drawing BA-XX-00-DR-A-(04)000, a scheme of acoustic insulation for the commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority. (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. 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.	a) Notwithstanding the Acoustic Report by Sandy Brown stamped as received on the 11 May 2021, and the Acoustic Addendum stamped as received by the City Council, as Local Planning Authority on 14 February 2024, prior to the first use of each commercial unit as indicated on drawing EYJW-PRP-BC-00-DR-A-020000, a scheme of acoustic insulation for the commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority. (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. 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.

20) Prior to the first use of each of the commercial units, as indicated on drawing BAXX-00-DR-A-(04)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.	Prior to the first use of each of the commercial units, as indicated on drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.
21) Prior to the first use of each of the commercial units as indicated drawing BA-XX-00- DR-A-(04)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, 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 on drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.
25) The commercial units hereby approved, as indicated on drawing BA-XX-00-DR-A- (04)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, 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, EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 14 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.
26) The commercial units as shown on drawing BA-XX-00-DR-A-(04)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.	The commercial units as shown on drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

27) The commercial units, as indicated on BA-XX-00-DR-A-(04)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, 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.	The commercial units, as indicated on EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 14 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 thereafter be the permitted use of that unit.
32) Prior to the first occupation of the residential element, the 118 space cycle store shall be implemented in accordance with drawing BA-XX-00-DR-A-(04)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021 and thereafter retained and maintained in situ.	Prior to the first occupation of the residential element, the 126 space cycle store shall be implemented in accordance with drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024 and thereafter retained and maintained in situ.
33) Prior to the first occupation of the residential element of the development hereby approved, the two disabled car parking spaces, as indicated on drawing BA-XX-00-DRA-(04)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021 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 two disabled car parking spaces, as indicated on drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024 shall then be implemented, made available and remain in situ for as long as the development remains in use.
36) 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 BA-XX00-DR-A-(04)000 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, 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 EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2024, shall be implemented and remain available for as long as the development is in.
43) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof (including cross sections) as indicated on drawings BA-XX-08-DR-A-(04)008 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.	Prior to the installation of any solar panels to the roof their siting, scale and appearance (including cross sections) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The solar panels should be installed in accordance with the approved details and thereafter retained and maintained in situ.
45) Notwithstanding drawings BA-XX-XX-DR-A-(07)001 and BA-XX-XX-DR-A-(05)002 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, prior	The corner of the building at Jersey Street / redundant canal arm shall be carried out in accordance with drawings 9033-CUR-XX-FNDR-S-(04)000 Rev T04, 9033-CUR-XX-GFDR-S-

to any above ground works, final details for the corner of the building at Jersey Street/redundant canal arm, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved elevations shall then be implemented as part of the development.	(04)001 Rev T03 stamped as received by the City Council, as Local Planning Authority, on 30 September 2022 and drawings EYJW-PRP-BC-ZZ-DR-A-021000, EYJW-PRP-BC-ZZ-DR-A-021001, EYJW-PRP-BC-ZZ-DR-A-021020, EYJW-PRP-BC-ZZ-DR-A-021040, EYJW-PRP-BC-ZZ-DR-A-021041