

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Lee Treanor
St Johns Manchester Ltd
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Agent (if used)

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Mynshulls House
14 Cateaton Street
Manchester
M3 1SQ

Part 1 – Particulars of the application/development

Proposal: Demolition of the existing buildings and structures and the erection of a 16-storey office building (Use Class E(g)), with flexible ground floor uses (Use Class E), rooftop amenity space and works to facilitate public realm improvements.

Location: Land Bound By New College Street, New Quay Street, NCP Car Park And Gartside Street, Manchester, M3 3BE

Date of application: 9 October 2023

Application number: 138273/FO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre-application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with other considerations. Further work and discussion have taken place with the applicant through the course of the application, particularly in respect of matters arising from the consultation and notification process. As such, the proposal is considered to be acceptable.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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, received on 9th October 2023.:

Plan/Document Title	Date/Reference	Author
Site Location Plan	11383-EPR-00-00-DR-A-01-0400	EPR Architects
Proposed Site Plan	11383-EPR-00-00-DR-A-01-0401	EPR Architects
Proposed Rooftop Pavilion Elevations	11383-EPR-00-00-DR-A-04-0505	EPR Architects
Proposed Section AA	11383-EPR-00-00-DR-A-05-0500	EPR Architects
Proposed Section BB	11383-EPR-00-00-DR-A-05-0501	EPR Architects
Proposed Section CC	11383-EPR-00-00-DR-A-05-0502	EPR Architects
Existing First Floor	11383-EPR-00-01-DR-A-02-0301	EPR Architects
First Floor Demolition	11383-EPR-00-01-DR-A-02-0401	EPR Architects
Proposed First Floor	11383-EPR-00-01-DR-A-02-0501	EPR Architects
Existing Second Floor	11383-EPR-00-02-DR-A-02-0302	EPR Architects
Second Floor Demolition	11383-EPR-00-02-DR-A-02-0402	EPR Architects
Proposed Second Floor	11383-EPR-00-02-DR-A-02-0502	EPR Architects
Existing Third Floor	11383-EPR-00-03-DR-A-02-0303	EPR Architects
Third Floor Demolition	11383-EPR-00-03-DR-A-02-0403	EPR Architects
Proposed Third Floor	11383-EPR-00-03-DR-A-02-0503	EPR Architects
Proposed Fourth Floor	11383-EPR-00-04-DR-A-02-0504	EPR Architects
Proposed Fifth Floor	11383-EPR-00-05-DR-A-02-0505	EPR Architects
Proposed Sixth Floor	11383-EPR-00-06-DR-A-02-0506	EPR Architects
Proposed Seventh Floor	11383-EPR-00-07-DR-A-02-0507	EPR Architects
Proposed Eighth Floor	11383-EPR-00-08-DR-A-02-0508	EPR Architects
Proposed Ninth Floor	11383-EPR-00-09-DR-A-02-0509	EPR Architects
Proposed Tenth Floor	11383-EPR-00-10-DR-A-02-0510	EPR Architects
Proposed Eleventh Floor	11383-EPR-00-11-DR-A-02-0511	EPR Architects
Proposed Twelfth Floor	11383-EPR-00-12-DR-A-02-0512	EPR Architects
Proposed Thirteenth Floor	11383-EPR-00-13-DR-A-02-0513	EPR Architects
Proposed Fourteenth Floor	11383-EPR-00-14-DR-A-02-0514	EPR Architects
Proposed Fifteenth Floor	11383-EPR-00-15-DR-A-02-0515	EPR Architects
Proposed Sixteenth Floor	11383-EPR-00-16-DR-A-02-0516	EPR Architects
Proposed Basement Floor	11383-EPR-00-B1-DR-A-02-0499	EPR Architects
Existing Ground Floor	11383-EPR-00-GF-DR-A-02-0300	EPR Architects
Ground Floor Demolition	11383-EPR-00-GF-DR-A-02-0400	EPR Architects
Proposed Ground Floor	11383-EPR-00-GF-DR-A-02-0500	EPR Architects
Existing Elevation North East	11383-EPR-00-NE-DR-A-04-0303	EPR Architects
Existing Elevation North East Demolition	11383-EPR-00-NE-DR-A-04-0403	EPR Architects
Proposed Elevation North East	11383-EPR-00-NE-DR-A-04-0503	EPR Architects
Existing Elevation North West	11383-EPR-00-NW-DR-A-04-0302	EPR Architects
Existing Elevation North West Demolition	11383-EPR-00-NW-DR-A-04-0402	EPR Architects
Proposed Elevation North West	11383-EPR-00-NW-DR-A-04-0502	EPR Architects
Proposed Roof Plan	11383-EPR-00-RF-DR-A-04-0517	EPR Architects

Proposed South Balconies Elevation 11383-EPR-00-S-DR-A-04-0504 EPR Architects

Existing Elevation South East 11383-EPR-00-SE-DR-A-04-0301 EPR Architects

Existing Elevation South East Demolition 11383-EPR-00-SE-DR-A-04-0401 EPR Architects

Proposed Elevation South East 11383-EPR-00-SE-DR-A-04-0501 EPR Architects

Existing Elevation South West 11383-EPR-00-SW-DR-A-04-0300 EPR Architects

Existing Elevation South West Demolition 11383-EPR-00-SW-DR-A-04-0400 EPR Architects

Proposed Elevation South West 11383-EPR-00-SW-DR-A-04-0500 EPR Architects

Proposed Basement Floor_Attenuation Tank Study' 11383-EPR-00-B1-DR-A-03-0499 EPR Architects

GF Levels A1 Landscape 2875-PLA-00-GF-DR-L-3001 Planit I.E.

GF Landscape GA A1 Landscape 2875-PLA-00-GF-DR-L-0001 Planit I.E.

Typical Balcony GA A3 Landscape 2875-PLA-00-ZZ-DR-L-0001 Planit I.E.

Level 16 Roof Terrace Details A1 Landscape 2875-PLA-00-16-DR-L-5002 Planit I.E.

Level 16 Roof Terrace Softworks A1 Landscape 2875-PLA-00-16-DR-L-2001 Planit I.E.

Level 16 Roof Terrace Landscape GA A1 Landscape 2875-PLA-00-16-DR-L-0001 Planit I.E.

Documents

Air Quality Assessment prepared by BWB Consulting;

Archaeological Desk Based Assessment and Written Scheme of Investigation prepared by Salford Archaeology;

Crime Impact Assessment prepared by Greater Manchester Police;

Daylight and Sunlight Assessment prepared by Proximity;

Demolition Method Statement prepared by Curtins;

Ecological Assessment prepared by Tyler Grange;

Economics Benefits Assessment prepared by Wisner Consulting;

Energy Statement prepared by Hoare Lee;

Environmental Standards Statement prepared by Watt Energy;

Flood Risk Assessment and Drainage Strategy prepared by Curtins;

Heritage Assessment prepared by Stephen Levrant Heritage Architecture;

Noise Impact Assessment prepared by Hoare Lee;

Phase 1 Ground Contamination Statement prepared by Curtins;

Supporting Planning Statement prepared by Asteer Planning;

Sustainability Statement prepared by Hoare Lee;

Tall Buildings Statement, prepared by Asteer Planning;

Townscape and Visual Impact Assessment prepared by Planit;

Transport Statement and Framework Travel Plan prepared by Mode;

TV Reception Report prepared by Pager Power;

Ventilation and Extraction Statement prepared by Hoare Lee; and Land bound by New College Street, New Quay Street, NCP Car Park and Gartside Street, Manchester:
Supporting Planning Statement September 2023

Wind Microclimate Report prepared by Windtec

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) If the demolition hereby approved does not commence before 30th April 2024, prior to any demolition of the building a bat survey to determine the bat roosting potential shall be submitted for approval in writing by the City Council, as Local Planning Authority. The survey shall include appropriate mitigation should this be necessary and a timescale for implementation.

The demolition should be carried out in accordance with the approved details.

Reason - In determine the presence of bats at the application site pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) Prior to the demolition of the building, a detailed construction management plan outlining working practices for the proposed development demolition shall be submitted to and approved in writing by the Local Planning Authority.

The construction management plans shall include:

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o 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 needs of neighbours and the

environment. Membership of the Considerate Constructors Scheme is highly recommended.

The demolition shall be carried out in accordance with the approved construction management plan for the duration of the demolition works.

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

5) Prior to the commencement of the main development (excluding demolition), a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority.

The construction management plans shall include:

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o 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 needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The phase of the development shall be carried out in accordance with the approved construction management plans for the duration of the construction parts of the development.

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

6) The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy prepared by Curtins received by the City Council, as Local Planning Authority, on the 9 October 2023. This shall include the finished Floor Levels (FFL) for the ground floor must be set no lower than the existing recorded ground level, to avoid exacerbating existing surface water risk to the proposed development from New Collage St, as outlined within the Flood Risk Assessment (FRA).

The mitigation measures shall be fully implemented prior to the first use of the development. The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

7) a) Prior to the commencement of the development (excluding demolition), details of a Local Labour 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 Labour Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work for that phase 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.

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

8) Prior to the commencement of the main development (excluding demolition), details of the method for piling, or any other foundation design using penetrative methods for the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

9) No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been 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 that includes: - archaeological 'strip, map and record' evaluation; - pending the results of the above, a targeted open-area excavation.
2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance, including the installation of a permanent information panel.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

10) a) Notwithstanding the Phase 1 Preliminary Risk Assessment, Prepared By Curtins, [dated 14 April 2022], Ref no. 074458-CUR-00-XX-RP-GE-001 Revision: V03 received by the City Council, as Local Planning Authority, on the 9 October 2023, 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

- Phase II intrusive site investigation providing including assessment of the ground under any obstructions or existing building buildings.
- Submission of a Remediation Strategy (in the event it is required).

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 use of the relevant phase 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.

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.

11) Prior to the commencement of the development, 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) 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.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

12) Notwithstanding the details submitted in the Food Risk Assessment and Drainage Strategy prepared by Curtins;, received by the City Council, as Local Planning Authority, on the 9 October 2023, (a) the development shall not commence until a scheme for the

drainage of surface water from the development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, finished floor level, outfalls (7l/s maximum), levels and connectivity; o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;
- Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required;
- Hydraulic calculation of the proposed drainage system, including all engineering parameters;
- Construction details of flow control and SuDS elements.

(b) the development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

13) Notwithstanding drawings 2875-PLA-00-GF-DR-L-3001, 2875-PLA-00-GF-DR-L-0001, 2875-PLA-00-ZZ-DR-L-0001, 2875-PLA-00-16-DR-L-5002, 2875-PLA-00-16-DR-L-2001 and 2875-PLA-00-16-DR-L-0001, received by the City Council, as Local Planning Authority, on the 9 October 2023, (a) prior to any above ground works associated with the development, details of the public and private realm works shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;

- (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;
- (v) Details of the proposed street furniture including seating, bins, boundary treatment and lighting

(b). The approved details shall then be implemented and be in place prior to the first use of the development hereby approved.

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.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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 R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

14) Prior to the first occupation/use of a phase of the development, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas for the development will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

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

15) Prior to the first occupation/use of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include the following:

- Verification report providing photographic evidence of construction; and
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

16) The development shall be carried out in accordance with the Energy Statement prepared by Hoare Lee and Environmental Standards Statement prepared by Watt Energy received by the City Council, as Local Planning Authority, on the 9 October 2023.

A post construction review certificate/statement for the development shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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

17) The office development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an Excellent. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, within three months of the buildings hereby approved being first occupied.

The office development shall also achieve maximum total Upfront Carbon emissions (lifecycle modules A1-A5) at a /m2 rate of 750kgCO₂e/m² and operational energy consumption of the Landlord areas to approximately 70kWh/m²/yr. Documents will be submitted to, and approved, in writing by the City Council as local planning authority, within three months of Practical Completion.

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

18) Notwithstanding the Noise Impact Assessment prepared by Hoare Lee; received by the City Council, as Local Planning Authority, on the 9 October 2023, (a) Prior to the first use/Occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first use/occupation of the development, 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. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

19) a) Notwithstanding the Noise Impact Assessment prepared by Hoare Lee; received by the City Council, as Local Planning Authority, on the 9 October 2023, prior to the first use of (i) offices, (ii) commercial units in within the development, a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively

(b) Prior to the first use of those spaces of the development, 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. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

20) Prior to any above ground works, excluding demolition, details a waste management strategy for the storage and disposal of refuse for the office phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the office development and shall remain in situ whilst the use or development is in operation.

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

21) Prior to the first use/occupation of any ground floor commercial unit with the development, details of a waste management strategy for the storage and disposal of refuse the unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first

use/occupation of the commercial units and shall remain in situ whilst the use or development is in operation.

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

22) Prior to the first use/occupation of any ground floor commercial units within the development, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

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

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment and river corridor the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

24) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 21 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

25) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for a phase of the development:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the first use/occupation of the ground floor commercial units within the development, a schedule of opening hours shall be submitted for approval in writing by

the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless demonstrated as being acceptable within condition 19.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

27) Prior to the first use/occupation of the ground floor commercial spaces within the development, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;
- c. Details of the proposed furniture, including any barriers;
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;
- e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in that phase and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

28) Each ground floor commercial unit, within the development shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

29) The cground floor commercial units within the development shall be occupied as Class E (excluding convenience retail)) 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) 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).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester (2012).

30) In the event that any of the ground floor commercial units of the development are occupied/used as a café/restaurant, prior to their first occupation/use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
 - o Dispersal policy;
 - o Mechanism for ensuring windows and doors remain closed save for access or egress after 9pm

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

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy (2012) and to saved policy DC26 of the Unitary Development Plan for Manchester.

31) The development shall be carried out in accordance with the Crime Impact Assessment prepared by Greater Manchester Police received by the City Council, as Local Planning Authority, on the 9 October 2023. The development shall only be carried out in accordance with these approved details. Prior to the first use/occupation of the development the City Council, as Local Planning Authority, must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation.

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

32) The development shall be carried out in accordance with the Transport Statement and Framework Travel Plan prepared by Mode received by the City Council, as Local Planning Authority, on the 9 October 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 by those working at the development;
- ii) a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use 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).

33) Prior to the first use/occupation of the development, the cycle storage, as indicated on drawing 11383-EPR-00-GF-DR-A-02-0500 received by the City Council, as Local Planning Authority, on the 9 October 2023 shall be implemented and made available upon first occupation/use of the office element of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

34) Prior to the first occupation/use of the development, a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Re-surfacing of footways, reinstatement of footways to adoptable standards and dropped kerbs together with the installation of tactile paving along Gartside Street and New College Street;
- Carriageway on New College Street resurfaced;
- Re-instatement of redundant footways and dropped kerbs;
- Tree planting;
- Creation of loading bay to New College Street including introduction of a one-way traffic order along New College Street and TROs for the Loading Bay together with a review of existing signage and road markings to ensure that it reflects the reconfigured and adopted status of the road.
- Nearby junctions should be improved with the provision of tactile paving and dropped kerbs if appropriate.
- Provision of 2-metre-wide footways throughout and surrounding the development.
- Appropriate walking and cycling directional signs to City Centre sites should be provided as part of the development and
- Review of traffic regulation orders in the vicinity of the development and introduction of additional parking restrictions to prevent on street and on kerb parking.

The approved scheme for the development shall be implemented and be in place prior to the first use of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

35) Notwithstanding the TV Reception Report prepared by Pager Power, received by the City Council, as Local Planning Authority, on the 9 October 2023, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before a phase of the development is first occupied (or brought into use) or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

36) Prior to the first use/occupation of the development, details of bird and bat boxes to be provided (including location and specification) in that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

37) Prior to the first use/occupation of the development a signage strategy for external facades and commercial frontages shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for that phase and used to inform any future advertisement applications for the building.

The signage strategy shall include one projecting sign per commercial unit (no more than 30mm thick) and signage behind the glass for the main fascia signage.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

38) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

39) The development hereby approved shall include for full disabled access to be provided to the public realm and communal walkways and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

40) Prior to the first use/occupation of the development, details of the siting, scale and appearance of the wind mitigation measures as required by the Wind Microclimate Report prepared by Windtech received by the City Council, as Local Planning Authority, on the 9 October 2023 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use/occupation of the development and thereafter retained and maintained in situ for as long as the development is in use.

Reason - In the interest of pedestrians safety and to ensure that the wind conditions are acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012).

41) Prior to the first use/occupation of the office development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections) shall be submitted to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use/occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

42) Prior to the first use/occupation of each of the ground floor commercial units, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation/use of each of the ground floor commercial units and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

43) Prior to the first use of the roof terraces within the development, details of the opening hours for the terraces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for the terraces.

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

44) Notwithstanding 11383-EPR-00-NW-DR-A-04-0502 and 11383-EPR-00-NE-DR-A-04-0503 received by the City Council, as Local Planning Authority, on the 9 October

2023, prior to any above ground works (excluding demolition), a strategy to screen the ventilation louvres at ground floor and the roof plant screen shall be submitted for approval in writing by the City Council, as Local Planning Authority. This strategy shall include details of decorative screens and use of anodised materials. The approved details shall then be implemented as part of the development and be in place prior to the first use of the development and thereafter retained and maintained.

Reason - In the interest of improving the architectural detailing on the development pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

45) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

- Demolition of the existing buildings and structures and the erection of a 16-storey office building (Use Class E(g)), with flexible ground floor uses (Use Class E), rooftop amenity space and works to facilitate public realm improvements.

Reason - In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

46) Notwithstanding the provisions Class O of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) any Class E office accommodation shall be retained for the purposes of Class E office accommodation within of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class E.

Reason - To safeguard the office accommodation as part of maintaining the supply of suitable and sustainable office accommodation in this part of the City particularly accommodation suitable for small business pursuant to policies SP1 and EC1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

47) Prior to any above ground works (excluding demolition), a Stage One Road Safety Audit shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any recommendations within the document shall be implemented and be in place prior to the first use of the development and thereafter retained and maintained.

Reason - In the interest of highway and pedestrian safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

48) (a) Prior to any above ground works (excluding demolition), a Biodiversity Enhancement Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Prior to the first use/occupation of the development agreed within part (a) of this condition, a verification report will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the minimum 10% biodiversity net gain.

(c) In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Biodiversity Net Gain Assessment. A verification report and measures shall be agreed until such a time as each phase of development comply with parts (a), (b) and (c) 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.

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 - In the interest of securing a biodiversity mitigation strategy pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 7 March 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024