

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

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads.

Location: University Of Manchester, Fallowfield Campus, Wilmslow Road, Manchester, M14 6HD

Date of application: 29 September 2023

Application number: 138126/OO/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

The application has been determined in a positive and proactive manner, any issues that have arisen during the course of the application have been discussed with the applicant's agent. In this instance appropriately worded conditions are proposed.

Condition(s) attached to this decision

1) Applications for approval of reserved matters for the development must be made to the City Council as local planning authority before the expiration of three years beginning with the date of this approval.

The development hereby permitted shall be begun either not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such reserved matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Prior to the submission of the first application for the approval of reserved matters, with the exception of the Phase 1a demolition works as defined, a Phasing Plan which outlines the intended phasing of the development shall be submitted to and approved by the City Council as local planning authority. Subsequently, applications for the approval of reserved matters shall be submitted and the development delivered in accordance with the approved Phasing Plan.

References within conditions of this decision notice to 'phase' relate to a phase of development as defined by the Phasing Plan approved pursuant to this condition.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

3) Approval of the details of the appearance of the buildings, the landscaping, scale and layout of the site (hereinafter called "the reserved matters") for each phase of development shall be obtained from the local planning authority in writing before any development is commenced within that phase the exception of the Phase 1a demolition works shown on approved plan reference 'Phase One A- Owens Park Planned Demolition Figure 2'.

Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

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

6952-SRA-XX-XX-DR-A-00801 P02 PARAMETER PLAN DEVELOPABLE AREA;
6952-SRA-XX-XX-DR-A-00800 P01 PARAMETER PLAN MAXIMUM HEIGHTS;
6952-SRA-XX-XX-DR-A-00802 P01 SITE ACCESS POINTS ;

Redevelopment of Fallowfield Campus - University of Manchester- Design Guide;
Student Management Plan - University of Manchester;

Ground Conditions Phase 1 Desk Study Report UoMF-BH-XX-XX-RP-GE-0001
reference 053454 dated 23 August 2023 Revision P02;

Flood Risk Assessment UoMF-BH-XX-XX-RP-CW-0001 reference 0053454 dated 29
August 2023 Revision P02;

Archaeological Desk-based Assessment - SA/2023/36 Version 1;

The Environmental Statement and accompanying appendices reference 0053454 dated
25 August 2023 Revision P02;

All as submitted to the City Council as local planning authority on the 15.09.2023

Phase 1a Owens Park demolition: Demolition Environment Management Plan; Phase
One A -Owens Park Planned Demolition Figure 2 both as received by the City Council
as local planning authority on the 04.12.2023

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

- 5) The development hereby approved shall not exceed:
- the height parameters as set out on drawing reference 6952-SRA-XX-XX-DR-A00800 P01
 - the extent of the developable area set out on drawing reference 6952-SRA-XX-XXDR-A-00801 P02 ;
 - the site access points as set out on drawing reference 6952-SRA-XX-XX-DR-A00802 P01;
 - provision of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage;
 - a maximum of 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway);
 - ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class); and
 - a maximum of 1,200 sq m of ancillary residential dwellings (Use Class C3)

Reason - To ensure the development does not exceed the parameters disclosed in the planning application.

- 6) As part of the first application for the approval of reserved matters a timescale for the submission of a scheme for the re-use of the 'Mitzi Cunliffe Relief' as identified within the Heritage, Townscape, Visual Impact Assessment received on the 15th September 2023 shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the agreed details.

Reason - To ensure the safe removal, protection and re-use of a work identified as being of artistic interest pursuant to policy EN3 of the Core Strategy and section 16 of the NPPF.

- 7) Demolition of Buildings B10, B11 & B12 within the Owens Park area of the site as identified in the Bat Dusk Emergence and Dawn Re-entry Surveys report - Thomson Environmental Consultants: Project No: RID002-001-001 shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
- b) a statement in writing form the relevant licensing body to the effect that it does not consider that the specified development will require a license.

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

- 8) Demolition of buildings B19 & B25 Oak House and Woolton as identified in the Bat Dusk Emergence and Dawn Re-entry Surveys report - Thomson Environmental Consultants: Project No: RID002-001-001 shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
- b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license or
- c) following updated surveys clear evidence that the buildings are no longer suitable for bat is provided.

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

9) As part of any reserved matters application submitted in relation to the part of the site which accommodates Oak House and Woolton Hall and The Limes or in relation to any phase of development for which an application for the approval of reserved matters is submitted after the 30th April 2025 an updated bat survey will be provided. Any mitigation measures outlined within the survey shall be fully complied with.

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

10) The removal of any tree with bat roosting potential as identified in the Ecological Constraints and Opportunities Report- Buro Happold ref. 0053454 shall not in any circumstances occur until further information on how bats shall be safeguarded has been provided to and agreed in writing by the local planning authority. Works shall be undertaken in accordance with the agreed details.

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

11) As part of reserved matter applications for any phase of development a detailed survey for invasive plant species including but not restricted to Japanese knotweed, *Cotoneaster* spp and *monbretia* shall be undertaken and the finding submitted to and agreed in writing by the City Council as local planning authority. If any invasive species are present, a method statement detailing avoidance, control and eradication measures shall also be submitted to and agreed in writing by the City Council as local planning authority, prior to any earthworks commencing. The development shall be undertaken in accordance with the agreed details.

Reason - To prevent the spread of invasive species which have previously been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

12) As part of the first reserved matters applications a strategy outlining the approach to biodiversity net gain assessment across all phases of development shall be submitted to and agreed in writing by the City Council as local planning authority. The strategy should indicate the approach to assessment across the site, how this is to be assessed per phase and how any shortfall in a minimum of 10% Biodiversity Net Gain across the site would be mitigated. The strategy shall be implemented across each phase of development and a verification report provided on the completion of the final phase of development to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved strategy. Any instances of

non - conformity with the strategy shall be detailed along with any measures required to ensure compliance with the agreed strategy.

Reason - To secure biodiversity enhancements across the application site pursuant to policy EN15 of the Core Strategy and the NPPF.

13) Prior to any phase of development including demolition and vegetation clearance commencing (excluding Phase 1a as identified on drawing reference Phase One A - Owens Park Planned Demolition Figure 2) a biodiversity mitigation and enhancement implementation and management strategy for all phases shall be submitted to and agreed in writing by the City Council as local planning authority.

The submitted strategy shall include:

- Habitat creation and management covering a 30 year period from the implementation of each phase;
- Bird nesting proposals based on species likely to colonise the site;
- Bat mitigation and enhancement strategy and;
- Other Wildlife

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

Reason - To secure biodiversity enhancements across the application site pursuant to policy EN15 of the Core Strategy and the NPPF.

14) Any application for the approval of reserved matters shall include an updated Transport Assessment which considers pedestrian movements, cycle movements and bus capacity in relation to that phase of development and, if necessary based on the updated Transport Assessment, shall include a Sustainable Transport Strategy which shall outline measures for delivering localised improvements in these areas. Any such strategy shall be implemented thereafter in accordance with a timetable which shall be set out within the strategy.

Reason - In the interests of highway and pedestrian safety pursuant to policies DM1 T1 and T2 of the Core Strategy.

15) a) Prior to the commencement of the development of any phase of development (excluding the demolition of buildings within Phase 1a as identified on drawing 'Phase One A -Owens Park Planned Demolition Figure 2'), details of a Local Benefit Proposal in relation to that phase which demonstrates commitment to recruit local labour for the duration of the construction of the phase of development, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the phase of development to which it relates to. In this condition a Local Benefit 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 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 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).

16) No development works (excluding demolition) shall take place within any phase of development until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works relating to that phase in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological evaluation trenching;
 - pending the results of the above, an open-area excavation (subject to a revised WSI).
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.
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 policy EN3 of the Manchester Core Strategy (2012) and in accordance with NPPF policy 16, paragraph 205.

17) Prior to the commencement of demolition works including site and vegetation clearance within any phase of development, a demolition management plan outlining working practices shall be submitted to and approved in writing by the City Council as local planning authority, which for the avoidance of doubt shall include:

- Measures to control noise and vibration;
- Method statement for the removal, storage, and timescale for the submission of a scheme for the re-use of features within the site identified as being of heritage value within the approved Heritage, Townscape, Visual, Impact Assessment
- Dust and smoke suppression measures;
- Sheeting of construction vehicles.
- Avoidance strategy for nesting birds,
- Management of mammals and hedgehog,
- the phasing and quantification / classification of vehicular activity associated with the demolition
- Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway;
- A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site;
- Contractor parking provision.

The demolition works shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents and for reasons of flight safety and protection of wildlife pursuant to policies SP1, EN15, EN19, DM1 and DM2 of the Manchester Core Strategy.

18) Prior to the commencement of construction works including any site or vegetation clearance within any phase of development, a construction and environmental management plan outlining working practices in relation to that phase, shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include:

- Measures to control noise and vibration;
- Dust suppression measures;
- Sheeting of construction vehicles.
- Avoidance strategy for nesting birds.
- Management of mammals and hedgehog.
- The phasing and quantification / classification of vehicular activity associated with the construction.
- Utility works and associated traffic management
- Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Contractor parking provision.
- A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

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

Reason - To safeguard the amenities of nearby residents and for reasons of flight safety and protection of wildlife pursuant to policies SP1, EN15, EN19, DM1 and DM2 of the Manchester Core Strategy.

19) Any application for the approval of reserved matters for a phase of development as defined by the Phasing Plan approved via Condition 2, shall include a fire service site access plan in relation to that phase, and where any building in any phase relates to a 'relevant building' as set out within article 9A of The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021, or any legislation amending or replacing the same, a Fire Statement will be submitted as part of that reserved matters application.

Reason - In the interests of public safety pursuant to policy DM1 of the Core Strategy.

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

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

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what

measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17 and EN18 of the Core Strategy.

21) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason To ensure that the proposed piling activity is protective of controlled waters in line with paragraph 174 of the National Planning Policy Framework and policy EN17 of the Core Strategy.

22) Prior to the commencement of development within each phase with the exception of demolition and site clearance, a surface water drainage scheme prepared in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall set out the drainage strategy for the whole site and shall include the following:

- A finalised drainage layout showing all components, outfalls, levels and connectivity;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- Progression through the drainage hierarchy shall be evidence based and supported by site investigation and feasibility study. 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.
- Details of surface water attenuation that offers a reduction in surface water runoff rate to the following criteria: discharge to the Fallowfield Brook ordinary watercourse shall achieve Greenfield rates (either by direct connection or by outfall from public surface water sewer into the brook). Discharge to the combined public sewer shall achieve at least a 50% reduction in runoff rate compared to the existing rates with the aim of

reducing to the Greenfield rates, as the site is located within the Levenshulme Fallowfield Critical Drainage Area;

- 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.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.
- Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority.
- Where surface water is connected to ordinary watercourse, evidence of pollution control measures (preferably through SuDS) is required.
- Hydraulic calculation of the proposed drainage system.
- Construction details of flow control and SuDS elements.

The development shall be carried out in accordance with the agreed details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

23) No phase of development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

24) Prior to the commencement of development in each phase with the exception of the demolition of buildings within Phase 1a as identified on drawing 'Phase One A - Owens Park Planned Demolition Figure 2', full details of all necessary off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority. Such works could include:

- Required amendments to TRO's to protect visibility splays
- Full technical details of all vehicular and pedestrian accesses, associated tactile paving, dropped kerbs etc
- Reinstatement of any footway or amended redundant accesses.

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed works.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

25) Prior to the commencement of development in each phase, with the exception of demolition and site clearance, full details of electric car charging points to be installed with that phase of development shall be submitted to and agreed in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of that phase of development and retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

26) Prior to the commencement of development in each phase, with the exception of demolition and site clearance, a Delivery and Servicing Management Strategy for that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of any internal loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:

- Designated delivery drop-off points
- Delivery and servicing hours for the site
- Provision of clear signage in common areas to guide delivery drivers to the drop-off point;
- Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries;
- Establish specific delivery hours for residents of the development where possible;
- Periodically review how the drop-off process is working and encourage resident feedback;
- Set up a secure delivery holding area within the development; and
- Monitor Security Concerns.

The development shall operate in accordance with the agreed strategy.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

27) Prior to the first occupation of any phase of development hereby approved an Arrival/Departure Strategy in relation to that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The strategy shall set out details of how cars arriving and departing the site at the beginning and end of academic year are to be managed. The development shall be subsequently carried out in accordance with the agreed strategy.

Reason - To ensure that an appropriate strategy is in place to deal with peak periods of car arrivals and departures to the site and to minimise the impacts on the surrounding highway network pursuant to policy T2 and DM1 of the Core Strategy.

28) Prior to the first occupation of any phase of development hereby approved a detailed Travel Plan in relation to that phase shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the residential accommodation hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
- (2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and 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 within any phase, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval.

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 reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

29) Prior to the first occupation of any phase of development details of the space and facilities for bicycle parking associated with that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The approved space and facilities shall then be installed, retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy

30) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use of each phase commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use of each phase hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to Core Strategy policy DM1.

31) Prior to the first use of any floorspace in use as either Class F1a, Class E(a), E(b), E(c), E(d), E(g), or Sui Generis (drinking establishment and hot food takeaway) within any phase of development, details of the opening and operating hours of the use within that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The floorspace shall be operated in accordance with the agreed details.

Reason - To safeguard the amenities of the occupiers of the development and nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

32) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, an external lighting scheme in relation to that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The scheme shall be designed so as to control glare and light overspill onto nearby residential properties and in line with best practices to avoid impacts on nocturnal animals.

b) Prior to occupation of the respective phase of development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and protected species pursuant to policies EN15 and DM1 of the Core Strategy.

33) a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, a scheme for the acoustically insulation of buildings to limit the breakout of noise in accordance with a noise study of the buildings and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

b) Prior to the occupation of the relevant phase of development a verification report shall be submitted to and agreed in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

34) a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road and Moseley Road in relation to that phase shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied within each relevant phase. Noise survey data shall include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units within each phase, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

35) a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the first use of any phase of development, the scheme for that phase shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the relevant phase of development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the phase of development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

36) a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, a scheme for the storage and disposal of refuse in relation to that phase shall be submitted to and approved in writing by the City Council as local planning authority.

b) The details of the approved scheme shall be implemented as part of that phase of development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

37) a) Prior to commencement of development within each phase, with the exception of demolition and site clearance, an exposure assessment together with any mitigation measures to safeguard local air quality in relation to that phase shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the relevant phase of development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy

38) Any residential dwellings (Use Class C3) provided as part of the development shall be strictly occupied only by a single household, at least one member of which must be employed by either the University of Manchester or the operator of the development for the purposes of providing care and support to student residents of the campus. Occupancy shall be restricted on this basis and any such accommodation shall not be available for sale or rent on the open market or on any other basis.

Reason - In the interests of the amenities of occupiers of nearby properties and to ensure the accommodation is used for the purposes divulged within the application submission pursuant to policy DM1, SP1, and H11 of the Core Strategy.

39) Each phase of development, shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation in relation to that phase.

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.

40) a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, an updated Energy Strategy (ES) and Environmental Standards Statement (ESS) shall be submitted to and agreed in writing by City Council.

b) Within 3 months of the completion of the relevant phase of development a verification statement/ certification shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures within the submitted ES and ESS .

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

41) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development of the phase commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.

b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission and shall include an assessment of the survey results obtained.

c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the relevant phase of development or before the relevant phase of development is first occupied, whichever is the sooner, and at any other time during the construction of the relevant phase of 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. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above.

The measures identified must be carried out either before the building is first occupied within each phase of development or within one month of the study being submitted 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.

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:

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

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides them with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This informative does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions , please contact Cadent at plantprotection@cadentgas.com or on 0800 688 588 quoting reference 31151133

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Cranenotification/>

Date: 19 January 2024

Signed: 

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 their 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.