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Appendix A – Revised Condition Wording

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Condition Number	Approved condition wording	Purposed condition wording
1.	The development must be begun not later than the expiration of three years beginning with the date of this permission.	The development must be begun not later than the expiration of three years beginning with the date of this permission.
2.	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21); b) L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020); c) Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A); L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020); d) Proposed GA of the new build - L0050 Basement Floor Plan Rev B; L0051 Ground Floor Plan Rev B; L0052 First Floor Plan Rev B; L0053 Second Floor Plan Rev B; L0054 Third Floor Plan Rev B; L0055 Fourth-Seventh Floor Plans (September 2020) Rev A; L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020) Rev A; L0058 Roof Plan Rev A; e) Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK Rev A;L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020). f) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020) Rev A, L0062_Proposed Elevations Rev A; L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020) Rev A; L0065-Proposed Courtyard Elevations (September 2020) Rev A; L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020) Rev A; L0069-Proposed Context Elevations (September 2020) Rev A; L0070_Proposed Site Sections (September 2020) Rev A; L0071_Proposed Site Sections (September 2020) Rev A; g) A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020); h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020; A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020);L 0120-COURTYARD BAY STUDY (February 2021) Rev A; L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021). i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020); j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out) k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloittes e-mails dated 25-01-21 and 09-03-21.	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21); b) L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020); c) Site Phasing Plan (Drawing No. 1383 / L 0300 REV A). d) Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A); L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020); e) Proposed GA of the new build - L0050 Basement Floor Plan Rev B; L0051 Ground Floor Plan Rev B; L0052 First Floor Plan Rev B; L0053 Second Floor Plan Rev B; L0054 Third Floor Plan Rev B; L0055 Fourth-Seventh Floor Plans (September 2020) Rev A; L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020) Rev A; L0058 Roof Plan Rev A; f) Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085-SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK Rev A;L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020). g) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020) Rev A, L0062_Proposed Elevations Rev A; L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020) Rev A; L0065-Proposed Courtyard Elevations (September 2020) Rev A; L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020) Rev A; L0069-Proposed Context Elevations (September 2020) Rev A; L0070_Proposed Site Sections (September 2020) Rev A; L0071_Proposed Site Sections (September 2020) Rev A; h) A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020); i) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020; A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020);L 0120-COURTYARD BAY STUDY (February 2021) Rev A; L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021). j) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

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	l) OMI Design and Access Statement November 2020 Accommodation Schedule p22; m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT; n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester,Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record); o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020; p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment 32-34 Laystall Street, 02/11/2020 q) OFR Fire Strategy 17-03-21; r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020; s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020; t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd; u) Design Details Note stamped as received on 23-03-23; and v) Dwg 1383/A 0021	k) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out) l) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloittes e-mails dated 25-01-21 and 09-03-21. m) OMI Design and Access Statement November 2020 Accommodation Schedule p22; n) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT; o) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester,Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record); p) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020; q) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment 32-34 Laystall Street, 02/11/2020 r) OFR Fire Strategy 17-03-21; s) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020; t) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020; u) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd; v) Design Details Note stamped as received on 23-03-23; and w) Dwg 1383/A 0021
3.	No development of the residential element shall commence unless and until all pre-commencement conditions in respect of the listed building and office element have been have been discharged (including evidence of a contract for the implementation of those works) and evidence of commencement of works, has been submitted to and approved in writing by the City Council as local planning authority.	No development of the residential element (Phase 1) shall commence unless and until all pre-commencement conditions in respect of the listed building (Phase 1) ~~and office element have been~~ have been discharged (including evidence of a contract for the implementation of those works) and evidence of commencement of works, has been submitted to and approved in writing by the City Council as local planning authority.
4.	The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved Method Statement shall be adhered to throughout the Demolition period. For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.	~~The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved Method Statement shall be adhered to throughout the Demolition period. For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.~~ Works shall be carried out in accordance with the following as approved under Ref. CDN/22/0079: OUTLINE TENDER STAGE METHOD STATEMENT, FOR DEMOLITION AT LAYSTALL STREET by KBS stamped as received on 15-02-22; and Dwgs 1383-OMI-OO-ZZ-DR-A-L0211, L0111, L0110 and L0210.
5.	The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.	~~The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.~~ Works in relation to each phase shall be carried out in accordance with the following, as approved under Ref. CND22/0075: OMI e-mail dated 28-04-22; Great Places letter dated 26-01-22; and JCT contract dated 14-01-22.
6.	LISTED BUILDING - Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the	~~LISTED BUILDING - Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would~~

Condition Number	Approved condition wording	Purposed condition wording
	erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development in relation to the listed building shall commence unless and until the above details have been agreed.	~~be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development in relation to the listed building shall commence unless and until the above details have been agreed.~~ Works to the Listed Building (Phase 1) will be carried out in accordance with the following, as approved under Ref. CND/22/0592: APPENDIX A-CRE-IBM-135-001A-1 DRG, APPENDIX A-CRE-IBM-135-001A-2 DRG, APPENDIX A-CRE-IBM-135-001A-3DRG, APPENDIX A-CRE-IBM-135-001A-4 DRG, APPENDIX A-CRE-IBM-135-001A-5 DRG, APPENDIX A-CRE-IBM-135-001A-6 DRG and CRE-IBM-135-001A CALCS; CONDITION 6-SCAFFOLDING QUERIES stamped as received on 23-09-22 and OMI's e-mail 23 September 2022.
7.	7) NEW BUILD -Notwithstanding the details submitted with the application, prior to the commencement of the residential element of the development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: a) New Build - Final drawn sectional details of the recesses within the bays to the Brock Street, Laystall Street and Courtyard elevations, samples and specifications of all materials to be used on all external elevations including the brick vents, drawings to illustrate details of full sized sample panels that will be produced. The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; and b)Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle; c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.	~~7) NEW BUILD -Notwithstanding the details submitted with the application, prior to the commencement of the residential element of the development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:~~ ~~a) New Build - Final drawn sectional details of the recesses within the bays to the Brock Street, Laystall Street and Courtyard elevations, samples and specifications of all materials to be used on all external elevations including the brick vents, drawings to illustrate details of full sized sample panels that will be produced. The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; and~~ ~~b)Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;~~ ~~c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.~~ Works shall be carried out in accordance with the following, as approved under Ref. CDN/22/0930: (a) OMI's Schedule of Materials in e-mail dated 21-08-23, site visit 21-04-23 and dwgs 1383-OMI-00-ZZ-DR-A-A2002-P02 and 1383-OMI-00-ZZ-DR-A-A2003-PO2; (b) Laystall Street, Construction Management Plan Rev 1 - 10th March 2023 by Eric Wright Construction; and (c) Eric Wright Construction - Project Quality Plan Rev 2 12-04-23.
8.	LISTED BUILDING -Notwithstanding the details submitted with the application, prior to the commencement of the office element of development / the refurbishment of the listed building the following shall be submitted for approval in writing by the City Council, as Local Planning Authority Listed Building – (a)a programme for providing details of all internal and external materials including the new entrance gates (fabrication Dwgs). (b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle; (c) The sample panels and quality control management strategy (New build) and details of internal and external materials (Listed Building) shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.	~~LISTED BUILDING -~~Notwithstanding the details submitted with the application, prior to the commencement of the office element (Phase 1) of development / the refurbishment of the listed building the following shall be submitted for approval in writing by the City Council, as Local Planning Authority Listed Building – ~~(a)a programme for providing details of all internal and external materials including the new entrance gates (fabrication Dwgs).~~ ~~(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;~~ (a~~c~~) The sample panels and quality control management strategy ~~(new Build)~~ (in relation to the residential element (Phase 1)); and (b) Details of internal and external materials (Listed Building (Phase 1)) ~~shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.~~ Works shall be carried out in accordance with the following, as approved under Ref. CND/22/0592, unless otherwise agreed in writing: OMI Drawing A2190-NEW BUILD EXTENSION - SAMPLE PANEL; and External / Internal Material Submission Schedule and Programme Rev C stamped as received on 06-12-22. Works in relation to Phase 1 shall be carried out in accordance with the following, as approved under Ref. CDN/22/0930: Construction Environmental Management Plan - Circular Economy Statement 31-32 Laystall Street Manchester July 2022 by McCauls.

Condition Number	Approved condition wording	Purposed condition wording
9.	LISTED BUILDING - Notwithstanding the drawings approved in condition 2, prior to the commencement of development on the listed building, details of the following shall be submitted to and agreed in writing by the City Council as local planning authority in relation to the retained listed building: a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works and a programme for reinstatement should the full implementation of the approved scheme not proceed; (b) Method statement for demolition works to ensure that there is no damage structurally or otherwise to the retained fabric at 32-34 Laystall Street; (c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within the listed building (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs; (d) Method statement for all proposed structural works (including floor strengthening), fire treatment and floor protection; (e) Detailed schedule of works and specification for the careful dismantling and reuse of the original terracotta sample panel; (f) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; (g) (i) An inventory and record of remnants of original fabric and previously removed original fabric; and (ii) a programme for the submission of a schedule of how these items are being reused or reinstated; and the Final details shall be submitted in accordance with the approved programme and reuse / reinstatement fully implemented prior to occupation.	~~LISTED BUILDING - Notwithstanding the drawings approved in condition 2, prior to the commencement of development on the listed building, details of the following shall be submitted to and agreed in writing by the City Council as local planning authority in relation to the retained listed building:~~ ~~a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works and a programme for reinstatement should the full implementation of the approved scheme not proceed;~~ ~~(b) Method statement for demolition works to ensure that there is no damage structurally or otherwise to the retained fabric at 32-34 Laystall Street;~~ ~~(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within the listed building (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs;~~ ~~(d) Method statement for all proposed structural works (including floor strengthening), fire treatment and floor protection;~~ ~~(e) Detailed schedule of works and specification for the careful dismantling and reuse of the original terracotta sample panel;~~ ~~(f) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans;~~ Works shall be carried out in accordance with the following plans and documents, as approved under Ref. CND/22/0592, unless otherwise agreed in writing: • OMI Drawing - L0225-OPENING UP WORKS EXTERNAL ELEVATIONS BROCK STREET • OMI Drawing - L0226-OPENING UP WORKS EXTERNAL ELEVATIONS – LAYSTALL STREET • Chambers Conservation - Itemised Schedule of works • OMI Drawing - L0110 - Demolition Plan Basement • OMI Drawing - L0111 - Demolition Plan Ground • OMI Drawing - L0112 - Demolition Plan showroom boundary basement • OMI Drawing - L0113 - Demolition Plan showroom boundary ground • OMI Drawing - L0114 - Demolition Plan showroom boundary first • OMI Drawing - L0115 - Demolition Plan showroom boundary second • OMI Drawing - L0210 - Demolition Elevation Brock Street • OMI Drawing - L0211 - Demolition Elevation Pigeon Street • OMI Drawing - L0212 - Demolition Elevation rear of showroom • OMI Drawing - L0215 - Demolition Images Brock Street • OMI Drawing - L0216 - Demolition Images Pigeon Street • OMI Drawing - L0217 - Demolition Images Internal • KBS Demolition Method Statement - D.Hughes RAMS – • KBS Site Set up plan • KBS Temporary protection to openings DWG • Chambers Conservation Method Statement for Dismantling & Re-erection of Terracotta Sample Panel. • Chambers Conservation - 220714 Demolition and removal methodology • OMI Drawing - L0120 - DEMOLITION PLAN SHOWROOM BASEMENT • OMI Drawing - L0121 - DEMOLITION PLAN SHOWROOM GROUNDOMI Drawing • OMI Drawing - L0122 - DEMOLITION PLAN SHOWROOM FIRST • OMI Drawing - L0123 - DEMOLITION PLAN SHOWROOM SECOND • OMI Drawing - L0124-DEMOLITION PLAN SHOWROOM ROOF • OMI Drawing - L0210 - Demolition Elevation Brock Street • Chambers Conservation Dismantling of Method Statement for Dismantling & Re-erection of Terracotta Sample Panel. • Clancy consulting drawing 6202 - Level 01 and 02 Small Power Layout

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		• Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout • Clancy consulting drawing 6702- Level 01 and 02 Fire Alarm System Layout • Clancy consulting drawing 6802- Level 01 and 02 Security Layout • Clancy consulting drawing 5302- Level 01 and 02 Domestic Water Layout • Clancy consulting drawing 5402- Level 01 and 02 Above Ground Drainage • Clancy consulting drawing 5702- Level 01 and 02 Ventilation Layout • Clancy consulting drawing 6201- Level -01 and 00 Small Power Layout • Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout • Clancy consulting drawing 6701- Level -01 and 00 Fire Alarm System Layout • Clancy consulting drawing 6801- Level -01 and 00 Security Layout • Clancy consulting drawing 5301- Level -01 and 00 Domestic Water Layout • Clancy consulting drawing 5401- Level -01 and 00 Above Ground Drainage • Clancy consulting drawing 5701- Level -01 and 00 Ventilation Layout • Clancy consulting drawing 6303 - Lighting Details • Chambers Conservation Historic Fabric Inventory ~~LISTED BUILDING -~~ Notwithstanding the drawings approved in condition 2, prior to the commencement of development on the listed building (Phase 1), ~~details of the following shall be submitted to and agreed in writing by the City Council: a~~ programme for the submission of a schedule of how these remnants of original fabric and previously removed original fabric items are being reused or reinstated, shall be approved in writing by the City Council. ~~and~~ The final details shall be submitted in accordance with the approved programme and reuse / reinstatement fully implemented prior to occupation.
10.	LISTED BUILDING - Notwithstanding the details within condition 2 (f) and the OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT no development shall commence in relation to each item within sections 4 of the Strategy (and any other repair works) unless and until final details or a repair methodology, technique and specifications (including where appropriate specification and method statement) have been submitted to and approved in writing by the City Council as Local Planning Authority subject to validation on site: All of the above shall be implemented in accordance with the approved details before the development is first occupied.	~~LISTED BUILDING - Notwithstanding the details within condition 2 (f) and the OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT no development shall commence in relation to each item within sections 4 of the Strategy (and any other repair works) unless and until final details or a repair methodology, technique and specifications (including where appropriate specification and method statement) have been submitted to and approved in writing by the City Council as Local Planning Authority subject to validation on site~~ Works in relation to the Listed Building (Phase 1), shall be carried out in accordance with the following, as approved under Ref. CDN/22/0609: OMI Ref: 1383/Da/03; RESPONSE TO CONDITION 10 letter dated the Wednesday 24th Aug; LAYSTALL STREET, MANCHESTER Repair Specification. by Chambers Conservation Ltd as amended by Laystall Street Manchester Method statement for repairs 1902-LSDP2-A180-RP-XX-9010 Revision P01 by (dp)2; and OMI Architects 1383/SCH 001 - External/Internal Material Submission Schedule and Programme 10.11.22 All of the above shall be implemented in accordance with the approved details before the development is first occupied.
11.	LISTED BUILDING - Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following work and installations on the listed building unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority: (a)Details of any plaster renovation plaster (for the avoidance of doubt) this should match the original specification (b)Details of making good fabric following (a) structural interventions; (b)removal of fabric and (c) formation of new openings; (c) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations; (d) Details of any proposed damproofing; (e) Treatment of a retained exposed area of lath and plaster ceiling within basement (f) A strategy for the location and detailing of all building services (other than M&E services) including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items; and (g) Any building lighting scheme; All of the above shall be implemented in accordance with the approved details before the development is first occupied:	~~LISTED BUILDING - Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following work and installations on the listed building unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority: (a)Details of any plaster renovation plaster (for the avoidance of doubt) this should match the original specification (b)Details of making good fabric following (a) structural interventions; (b)removal of fabric and (c) formation of new openings; (c) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations; (d) Details of any proposed damproofing; (e) Treatment of a retained exposed area of lath and plaster ceiling within basement (f) A strategy for the location and detailing of all building services (other than M&E services) including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items; and (g) Any building lighting scheme.~~

Condition Number	Approved condition wording	Purposed condition wording
		Works in relation to the Listed Building (Phase 1), shall be carried out in accordance with the following, as approved under Ref. CDN/22/0609: • - OMI Drawings - L0230 - Internal Room Repair Drawing - G.01 • - OMI Drawings - L0231 - Internal Room Repair Drawing - G.02 • - OMI Drawings - L0232 - Internal Room Repair Drawing - G.03 • - OMI Drawings - L0233 - Internal Room Repair Drawing - G.04 • - OMI Drawings - L0234 - Internal Room Repair Drawing - G.05 • - OMI Drawings - L0235 - Internal Room Repair Drawing - G.06 • - OMI Drawings - L0236 - Internal Room Repair Drawing - G.07 • - OMI Drawings - L0240 - Internal Room Repair Drawing - 1.01 1of 2 • - OMI Drawings - L0241 - Internal Room Repair Drawing - 1.01 2of 2 • - OMI Drawings - L0242 - Internal Room Repair Drawing - 2.01 1of 2 • - OMI Drawings - L0243 - Internal Room Repair Drawing - 2.01 2of 2 • - OMI Drawings - L0250 - Internal Room Repair Drawing - B.01 • - OMI Drawings - L0251 - Internal Room Repair Drawing - B.02 • - OMI Drawings - L0252 - Internal Room Repair Drawing - B.03 • - OMI Drawings - L0253 - Internal Room Repair Drawing - B.04 • - OMI Drawings - L0254 - Internal Room Repair Drawing - B.05 • - OMI Drawings - L0255 - Internal Room Repair Drawing - B.06 • - OMI Drawings - L0256 - Internal Room Repair Drawing - B.07 • - Chambers Conservation schedule of works. • OMI Drawing - L0220 - Brock Street Repair and replace elevation • OMI Drawing - L0221 - Laystall Street Repair and Replace elevation • Chambers Conservation - Schedule of Works. • Clancy consulting drawing 6202 - Level 01 and 02 Small Power Layout • Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout • Clancy consulting drawing 6702- Level 01 and 02 Fire Alarm System Layout • Clancy consulting drawing 6802- Level 01 and 02 Security Layout • Clancy consulting drawing 5302- Level 01 and 02 Domestic Water Layout • Clancy consulting drawing 5402- Level 01 and 02 Above Ground Drainage • Clancy consulting drawing 5702- Level 01 and 02 Ventilation Layout • Clancy consulting drawing 6201- Level -01 and 00 Small Power Layout • Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout • Clancy consulting drawing 6701- Level -01 and 00 Fire Alarm System Layout • Clancy consulting drawing 6801- Level -01 and 00 Security Layout • Clancy consulting drawing 5301- Level -01 and 00 Domestic Water Layout • Clancy consulting drawing 5401- Level -01 and 00 Above Ground Drainage • Clancy consulting drawing 5701- Level -01 and 00 Ventilation Layout • Clancy consulting drawing 6303 - Lighting Details • OMI Drawing - L1020 - Reflected Ceiling Plan - Ground Floor • OMI Drawing - L1021 - Reflected Ceiling Plan - First Floor • OMI Drawing - L1022 - Reflected Ceiling Plan - Second Floor • OMI Drawing - L1023 - Reflected Ceiling Plan - Basement • OMI Drawing - A2152 - Electrical tray Penetration details • Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout • Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout • Clancy consulting drawing 6303 - Lighting Details • OMI Drawing - L1020 - Reflected Ceiling Plan - Ground Floor • OMI Drawing - L1021 - Reflected Ceiling Plan - First Floor • OMI Drawing - L1022 - Reflected Ceiling Plan - Second Floor • OMI Drawing - L1023 - Reflected Ceiling Plan – Basement

Condition Number	Approved condition wording	Purposed condition wording
		All of the above shall be implemented in accordance with the approved details before the development is first occupied. Full discharge will require formal sign off of samples of materials and workmanship following agreement on site, in line with the submitted schedule of samples (condition 10), and agreement of extent of timber replacement to determined on site, and once a detailed inspection and on site survey has been carried out.
12.	12) No demolition of the outrigger or below ground works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: i) evaluation through trial trenching ii) dependent on the above, more detailed excavation (subject to a separate WSI) 2. A programme for post investigation assessment to include: - production of a final report on the investigation results 3. Deposition of the final report with the Greater Manchester Historic Environment Record 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 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.	~~No demolition of the outrigger or below ground works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:~~ ~~1. A phased programme and methodology of investigation and recording to include:~~ ~~i) evaluation through trial trenching~~ ~~ii) dependent on the above, more detailed excavation (subject to a separate WSI)~~ ~~2. A programme for post investigation assessment to include:~~ ~~- production of a final report on the investigation results~~ ~~3. Deposition of the final report with the Greater Manchester Historic Environment Record~~ ~~4. Dissemination of the results of the archaeological investigations commensurate with their significance.~~ ~~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.~~ Works shall take place in accordance with the following, as approved under Ref. CDN/22/0079: Written Scheme of Investigation for an Archaeological Evaluation by Salford Archaeology, Centre for Applied Archaeology dated 20-12-21 (stamped as received on 15-02-22).
13.	NEW BUILD - Prior to commencement of the residential element of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO2e/m 2(A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development. Within 6 months of the completion of the development an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.	~~NEW BUILD - Prior to commencement of the residential element of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO2e/m 2(A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.~~ Works in relation to the residential element (Phase 1) shall be carried out in accordance with the following: Building Life Cycle Assessment (dated 13 January 2023), as approved under Ref. CND/22/0929. Within 6 months of the completion of the residential element (Phase 1) ~~development~~, an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.
14.	LISTED BUILDING Prior to commencement of the office element of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO2e/m 2(A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development. Within 6 months of the completion of the development an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.	~~LISTED BUILDING Prior to commencement of the office element of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO2e/m 2(A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.~~ Works in relation to each phase of office development (Phase 1 and Phase 2) shall be carried out in accordance with the following: Building Life Cycle Assessment (dated 3rd October 2022), as approved under Ref. CDN/22/0726, unless otherwise agreed in writing. Within 6 months of the completion of each of the office element~~s~~ (Phase 1 and Phase 2) ~~development~~ an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied

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		carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.
15.	NEW BUILD - Prior to commencement of the residential element of the development, an Operational Energy Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building management and monitoring. The development shall aim for an energy use intensity of 206kWh/m2/yr or lower which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development. Within 15 months of the completion of the development an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers.	~~NEW BUILD - Prior to commencement of the residential element of the development, an Operational Energy Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building management and monitoring. The development shall aim for an energy use intensity of 206kWh/m2/yr or lower which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.~~ Works in relation to the residential element of development (Phase 1) shall be carried out in accordance with the following, as approved under Ref. CND/22/0929: Great Places Housing Group Operational Energy Strategy Report. Within 15 months of the completion of the residential element (Phase 1), ~~development~~ an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers.
16.	LISTED BUILDING Prior to commencement of the office element of the development, an Operational Energy Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building management and monitoring. The development shall aim for an energy use intensity of 206kWh/m2/yr or lower which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development. Within 15 months of the completion of the development an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers.	~~LISTED BUILDING Prior to commencement of the office element of the development, an Operational Energy Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building management and monitoring. The development shall aim for an energy use intensity of 206kWh/m2/yr or lower which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.~~ Works in relation to each phase of office development (Phase 1 and Phase 2) shall be carried out in accordance with the following, as approved under Ref. CDN/22/0726: Operational Energy Strategy Report. Within 15 months of the completion of each of the ~~development~~ office elements (Phases 1 and 2), an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers
17.	LISTED BUIDING - Prior to the commencement of the office element of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include; *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Details of how measures in relation to safe working near to Metrolink will be complied with; *Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works; Development shall be carried out in accordance with the approved construction management plan.	Works in relation to the Phase 1 office element shall be carried out in accordance with the following, as approved under Ref. CND/22/0134: McCauls Construction Management Plan (dated March 2020).
18.	NEW BUILD Prior to the commencement of the residential element of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include; *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Details of how measures in relation to safe working near to Metrolink will be complied with; *Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works; Development shall be carried out in accordance with the approved construction management plan.	~~NEW BUILD~~ Prior to the commencement of the residential element (Phase 1) of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include; *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Details of how measures in relation to safe working near to Metrolink will be complied with; *Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works; Development shall be carried out in accordance with the approved construction management plan.
19.	a) No demolition of buildings 1,2 and 3 (as detailed within the Preliminary Roost Assessment and Bat Survey Report Laystall street, Manchester Reference:80-399-R1-1 Date: October 2020 by e3p) shall take place until dusk emergence and/or dawn re-entry surveys to establish the presence / likely absence of roosting bats have been undertaken within the bat active period (May to September,	~~a) No demolition of buildings 1,2 and 3 (as detailed within the Preliminary Roost Assessment and Bat Survey Report Laystall street, Manchester Reference:80-399-R1-1 Date: October 2020 by e3p) shall take place until dusk emergence and/or dawn re-entry surveys to establish the presence / likely absence of roosting bats have been undertaken~~

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	inclusive) and the results, along with any associated mitigation measures, have been submitted for approval in writing by the City Council, as Local Planning Authority. (b) Any agreed mitigation shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and verification of the implementation of the mitigation shall be submitted for approval for in writing within one month of implementation.	~~within the bat active period (May to September, inclusive) and the results, along with any associated mitigation measures, have been submitted for approval in writing by the City Council, as Local Planning Authority.~~ ~~(b) Any agreed mitigation shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and verification of the implementation of the mitigation shall be submitted for approval for in writing within one month of implementation.~~ Works in relation to the Phase 1 office element shall be carried out in accordance with the following, as approved under Ref. CDN/22/0079: Bat Emergence and Re-entry Surveys, 32 - 34 Laystall Street, Manchester, Greater Manchester, M1 2JZ, McCaul Group Ltd by ARBTECH stamped as received on 15-02-22. Prior to the occupation of the Phase 1 office element, photographic evidence of the mitigation outlined in Section 4.2 (B1) of the above Report, shall be submitted to, and approved in writing, by the City Council.
20.	Prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered L0050 (Lower Ground Floor) and L0051 (Ground Floor). shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted: (a)Full details of the content and design of the proposed interpretation on the Lomax Street entrance; (b) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works; (c)(a)Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building on all site boundaries; (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ; (e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces; and (f) A building cleaning schedule; The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,	Prior to the commencement of above ground works in relation to the residential element (Phase 1), a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered L0050 (Lower Ground Floor) and L0051 (Ground Floor) shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted: (a)Full details of the content and design of the proposed interpretation on the Lomax Street entrance; (b) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works; (c)(a)Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building on all site boundaries; (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ; (e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces; and (f) A building cleaning schedule; The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.
21.	(a) The measures for investigating the site identified in the Site Investigation Proposal (set out within the Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd) shall be carried out, before any below ground works commence 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. 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. 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. 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.	~~a) The measures for investigating the site identified in the Site Investigation Proposal (set out within the Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd) shall be carried out, before any below ground works commence 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. 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.~~ ~~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. 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~~

Condition Number	Approved condition wording	Purposed condition wording
		~~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.~~ Works in relation to each phase of development shall be carried out in accordance with the following, as approved under Ref. CDN/22/0196: Recommendations within the Phase II Geoenvironmental Site Assessment, Laystall Street, Manchester, Reference:15-140-R1-1 Date: March 2022 by e3p stamped as received on 29-03-22; Ground Gas Addendum Report, Laystall Street, Manchester Reference:15-140-R2-1, Date: May 2022 by e3p stamped as received on 13-06-22; Recommendations within the Phase 2 Site Investigation Report Proposed Laystall Street Development, Manchester by Clancy October 2022 stamped as received on 18-10-22; UNIT 2 CALIBRATION CERTIFICATE 09 09 2021 stamped as received on 18-10-22; PHASE 2 SITE INVESTIGATION CONFIRMATION NOTE stamped as received on 18-10-22; and Clancy's e-mail dated 21-10-22
22.	Prior to development commencing the following shall be submitted and agreed in writing by the City Council as Local Planning Authority: (a) An investigation of opportunities to plant street trees within the pavements on Pigeon Street and the junction of Pigeon Street and Laystall Street including details comprising at a minimum service plans and a ground penetrating radar survey (but preferably the digging of trail holes) and information derived from these investigations to illustrate within scaled plans the location of any services (including their depth) relative to the pavement edge and building line. (b) Details of the of overall numbers, size, species and planting specification (which for the avoidance of doubt should meet with the City Centre Tree Planting Specification Standards) and details of on going maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agree above. Any approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.	~~Prior to development commencing the following shall be submitted and agreed in writing by the City Council as Local Planning Authority: (a) An investigation of opportunities to plant street trees within the pavements on Pigeon Street and the junction of Pigeon Street and Laystall Street including details comprising at a minimum service plans and a ground penetrating radar survey (but preferably the digging of trail holes) and information derived from these investigations to illustrate within scaled plans the location of any services (including their depth) relative to the pavement edge and building line.~~ ~~(b) Details of the of overall numbers, size, species and planting specification (which for the avoidance of doubt should meet with the City Centre Tree Planting Specification Standards) and details of on going maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agree above.~~ ~~Any approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.~~ Works shall be carried out in accordance with the following, as approved under Ref. CDN/22/0930: CONDTION 22 – STREET TREE FEASIBILITY SKETCH 2-212-21 SK05.
23.	Notwithstanding the details as set out within condition 2 no above ground works shall commence until surface water drainage works have been submitted in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. this shall include: Full justification on why of green SuDS solution (such as blue/green roof systems) have not been included within the drainage layout where practicable. The drainage layout should show all drainage elements including systems used to control surface water run-off on site at ground level and should also include the drainage for the refurbished listed building and the Northern areas of the site. Evidence that groundwater monitoring has taken place on site to identify the average groundwater level and where required mitigation measures must be put in place to ensure that the proposed basement level is not at risk of groundwater flooding. 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 in any part of a building during the critical 1 in 100 year rainfall event with allowance for 40% climate change and a maximum pass flow of 5l/s. 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. Hydraulic calculation of the proposed drainage system; Construction details of flow control, attenuation features and SuDS elements. The development shall be constructed in accordance with the approved details within an agreed timescale.	Notwithstanding the details as set out within condition 2 no above ground works, in relation to each phase, shall commence until surface water drainage works have been submitted in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. this shall include: Full justification on why of green SuDS solution (such as blue/green roof systems) have not been included within the drainage layout where practicable. The drainage layout should show all drainage elements including systems used to control surface water run-off on site at ground level and should also include the drainage for the refurbished listed building and the Northern areas of the site. Evidence that groundwater monitoring has taken place on site to identify the average groundwater level and where required mitigation measures must be put in place to ensure that the proposed basement level is not at risk of groundwater flooding. 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 in any part of a building during the critical 1 in 100 year rainfall event with allowance for 40% climate change and a maximum pass flow of 5l/s. 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. Hydraulic calculation of the proposed drainage system; Construction details of flow control, attenuation features and SuDS elements. The development shall be constructed in accordance with the approved details within an agreed timescale.

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24.	NEW BUILD - No part of the residential element permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: (a)Verification report providing photographic evidence of construction as per design drawings; (b)As built construction drawings if different from design construction drawings; (c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.	~~NEW BUILD –~~ No Part of the residential element (Phase 1) permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: (a)Verification report providing photographic evidence of construction as per design drawings; (b)As built construction drawings if different from design construction drawings; (c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
25.	LISTED BUILDING No part of the office element of the development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: a) Verification report providing photographic evidence of construction as per design drawings; b) As built construction drawings if different from design construction drawings; c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.	~~LISTED BUILDING No part of the office element of the development hereby permitted shall be occupied until~~ Prior to the occupation of either office element (Phase 1 or 2), details of the implementation, maintenance and management of the sustainable drainage scheme (for that specific phase) ~~have been~~ shall be submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: a) Verification report providing photographic evidence of construction as per design drawings; b) As built construction drawings if different from design construction drawings; c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
26.	The residential element of the development hereby approved shall be carried out in accordance with the ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020; A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.	The residential element (Phase 1) of the development hereby approved shall be carried out in accordance with the ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020; A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority
27.	LISTED BUILDING The office element of the development hereby approved shall be carried out in accordance with the ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020; A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.	~~LISTED BUILDING~~ The office elements (Phase 1 and 2) of the development hereby approved shall be carried out in accordance with the ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020, unless agreed in writing. A post construction review certificate/statement, in relation to each phase, shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.
28.	NEW BUILD- Prior to occupation of the residential accommodation a scheme for the acoustic insulation of any externally mounted ancillary equipment (including any Mechanical Ventilation Heat Recovery (MVHR) systems associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.The approved scheme shall remain operational thereafter.	~~NEW BUILD~~ Before the residential element (Phase 1) ~~development~~ commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB Laeq Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.
29.	LISTED BUILDING - Prior to occupation of the office accommodation a scheme for the acoustic insulation of any externally mounted ancillary equipment (including any Mechanical Ventilation Heat Recovery (MVHR) systems associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.	~~LISTED BUILDING –~~ Prior to the occupation of the office elements (Phase 1 and 2) ~~accommodation~~ a scheme for the acoustic insulation of any externally mounted ancillary equipment (including any Mechanical Ventilation Heat Recovery (MVHR) systems associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.
30.	NEW BUILD- Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied.	~~NEW BUILD- Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied.~~

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	The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB Laeq Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.	~~The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB Laeq~~ ~~Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.~~ Works in relation to the residential element (Phase 1) shall be carried out in accordance with the following, as approved under Ref. CDN/22/0930: Specifications and noise levels set out within the 32-34 Laystall Street, Manchester, Acoustic Planning Report , 1001/APR1 14 November 2022 by Lighthouse Acoustics (glazing as detailed in Section 6.6 and trickle vents as per Section 6.7.1) as amended by by Lighthouse Acoustics Memo dated 28-03-23; and Specification set out within the TM59 Thermal Comfort Summary Report, LAYSTALL STREET, MANCHESTER, M1 2JZ, REF: 220805b Dated 29/11/2022. For the avoidance of doubt the approved noise insulation scheme shall be completed before any of the dwelling units are occupied. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme.
31.	NEW BUILD -Notwithstanding the TV reception survey prepared by GTech Surveys Limited dated 21/10/2020, , if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.	~~NEW BUILD -~~Notwithstanding the TV reception survey prepared by GTech Surveys Limited dated 21/10/2020, if following commencement of construction of the ~~hereby approved development~~ residential element (Phase 1), any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.
32.	NEW BUILD a) Prior to the commencement of the residential element of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: 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.	~~NEW BUILD a) Prior to the commencement of the residential element of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: 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~~ Unless otherwise agreed in writing, works in relation to the residential element (Phase 1) shall be carried out in accordance with the following, as approved under Ref. CND/22/0134: Laystall Street, Manchester, Local Benefit Proposal (LBO) by Great Places Housing Group stamped as received on 13-06-22 and KPI Reporting Sheet Local Labour Construction Template. ~~(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~~ the Local Benefits Proposal shall be submitted for approval in writing by the City Council as Local Planning Authority.
33.	LISTED BUILDING - Prior to the commencement of the office element of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for	~~LISTED BUILDING - Prior to the commencement of the office element of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The~~

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	approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: 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.	~~approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:~~ ~~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~~ Unless otherwise agreed in writing, works in relation to the office elements (Phase 1 and 2) shall be carried out in accordance with the following, as approved under Ref. CND/22/0134: Laystall Street, Manchester, Local Benefit Proposal (LBO) by McCauls stamped as received on 18-03-22 and KPI Reporting Sheet Local Labour Construction Template. ~~(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~~ the Local Benefits Proposal shall be submitted for approval in writing by the City Council as Local Planning Authority.
34.	[NO CONDITION 34 LISTED ON DECISION NOTICE]	
35.	LISTED BUILDING Prior to implementation of any proposed lighting scheme on the office accommodation details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority.	~~LISTED BUILDING~~ Prior to implementation of any proposed lighting scheme on the office elements ~~accommodation~~ (Phase 1 and 2) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority.
36.	NEW BUILD- Prior to implementation of any proposed lighting scheme on the residential accommodation details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority.	~~NEW BUILD-~~ Prior to implementation of any proposed lighting scheme on the residential element ~~accommodation~~ (Phase 1) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority.
37.	NEW BUILD Prior to first use of the residential element of the development hereby approved, a detailed Residential Management Strategy including: Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority. shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.	~~NEW BUILD~~ Prior to first use of the residential element (Phase 1) of the development hereby approved, a detailed Residential Management Strategy including: Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority. shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.
38.	NEW BUILD The residential element of the development hereby approved shall be carried out in accordance with Section 6 of the Proposed Mixed-use Residential and Office Development, Laystall Street, Manchester, MCCAULS, Transport Statement August 2020 In this condition a travel plan means a document that includes the following: In this condition a travel plan means a document that includes the following: i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development; ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time; iii) mechanisms for the implementation of the measures to reduce dependency on the private car; iv) measures for the delivery of specified travel plan services; v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car; vi) measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington; vii) details of cycle parking within the public realm Within six months of the first use of the residential element of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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.	~~NEW BUILD~~ The residential element (Phase 1) of the development hereby approved shall be carried out in accordance with Section 6 of the Proposed Mixed-use Residential and Office Development, Laystall Street, Manchester, MCCAULS, Transport Statement August 2020 In this condition a travel plan means a document that includes the following: In this condition a travel plan means a document that includes the following: i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development; ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time; iii) mechanisms for the implementation of the measures to reduce dependency on the private car; iv) measures for the delivery of specified travel plan services; v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car; vi) measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington; vii) details of cycle parking within the public realm Within six months of the first use of the residential element of the development (Phase 1), a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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.
39.	LISTED BUILDING - The office element of the development hereby approved shall be carried out in accordance with Section 6 of the Proposed Mixed-use Residential and Office Development, Laystall Street, Manchester, MCCAULS, Transport Statement August 2020 In this condition a travel plan means a document that includes the following: In this condition a travel plan means a document that includes the following: viii. the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development; ix. a commitment to surveying the travel patterns of residents employees during the first three months of use of the	~~LISTED BUILDING -~~ The office elements of the development (Phase 1) hereby approved shall be carried out in accordance with Section 6 of the Proposed Mixed-use Residential and Office Development, Laystall Street, Manchester, MCCAULS, Transport Statement August 2020. In this condition a travel plan means a document that includes the following: ~~In this condition a travel plan means a document that includes the following:~~ viii. the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development; ix. a commitment to surveying the travel patterns of residents employees during

Condition Number	Approved condition wording	Purposed condition wording
	development and thereafter from time to time; x. mechanisms for the implementation of the measures to reduce dependency on the private car; xi. measures for the delivery of specified travel plan services; xii. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car; xiii. measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington; xiv. details of cycle parking within the public realm Within six months of the first use of the office element of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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.	the first three months of use of the development and thereafter from time to time; x. mechanisms for the implementation of the measures to reduce dependency on the private car; xi. measures for the delivery of specified travel plan services; xii. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car; xiii. measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington; xiv. details of cycle parking within the public realm. Within six months of the first use of the office element of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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.
40.	NEW BUILD -No part of the residential element of the development shall be occupied unless and until details of a parking management strategy for residents and visitors has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied	~~NEW BUILD -~~No part of the residential element (Phase 1) of the development shall be occupied unless and until details of a parking management strategy for residents and visitors has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied
41.	LISTED BUILDING -No part of the office element of the development shall be occupied unless and until details of a parking management strategy for office tenants and visitors has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.	~~LISTED BUILDING -~~No part of ~~the~~ each office element (Phase 1 and 2) of the development shall be occupied unless and until details of a parking management strategy for office tenants and visitors (in relation to that Phase) has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before ~~the development~~ each Phase hereby approved is first occupied.
42.	Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours: 07:30 to 20:00 Monday to Saturday 10:00 to 18:00 Sundays and Bank Holidays	Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours: 07:30 to 20:00 Monday to Saturday 10:00 to 18:00 Sundays and Bank Holidays
43.	NEW BUILD -The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 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 C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.	~~NEW BUILD -~~The apartments hereby approved (Phase 1) shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 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 C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.
44.	LISTED BUILDING -The offices hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity and for no other purpose (including any other purpose in Class E of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).	~~LISTED BUILDING -The~~ Unless otherwise agreed in writing, each office~~s~~ element (Phases 1 and 2) hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity and for no other purpose (including any other purpose in Class E of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
45.	The development hereby approved shall include for full disabled access to be provided to all areas of the building and courtyards via the main entrances and to the floors above.	The development hereby approved shall include for full disabled access to be provided to all areas of the building and courtyards via the main entrances and to the floors above.
46.	NEW BUILD - Prior to occupation of the residential element of development a servicing and access strategy for the building, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.	~~NEW BUILD -~~ Prior to occupation of the residential element (Phase 1) of development a servicing and access strategy for the building, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.
47.	LISTED BUILDING -Prior to occupation of the office element of development a servicing and access strategy for the building, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents. Servicing shall be carried out in accordance with the approved strategy plan.	~~LISTED BUILDING -~~Prior to occupation of ~~the~~ each office element (Phase 1 and Phase 2) ~~of development~~ a servicing and access strategy for the ~~building~~ phase, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents. Servicing shall be carried out in accordance with the approved strategy plan.
48.	COMPLIANCE -If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.	COMPLIANCE -If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Condition Number	Approved condition wording	Purposed condition wording
49.	NEW BUILD Notwithstanding the details contained within condition 2 above , prior to occupation of the residential element of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority. Footway reinstatement/resurfacing/widening/materials/dropped kerbs and tactiles, relocation of any parking bays (at the applicants expense) or payment of commuted sums and the provision of an accessible car club bay. The approved scheme shall be implemented and be in place prior to the first occupation.	~~NEW BUILD~~ Notwithstanding the details contained within condition 2 above, prior to occupation of the residential element (Phase 1) of the development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority. Footway reinstatement/resurfacing/widening/materials/dropped kerbs and tactiles, relocation of any parking bays (at the applicants expense) or payment of commuted sums and the provision of an accessible car club bay. The approved scheme shall be implemented and be in place prior to the first occupation.
50.	NEW BUILD- The residential element of development shall be carried out in accordance with the Crime Impact Statement Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21. The development shall only be carried out in accordance with these approved details. The residential element the development hereby approved 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 secured by design accreditation.	~~NEW BUILD-~~ The residential element (Phase 1) of development shall be carried out in accordance with the Crime Impact Statement Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21. The development shall only be carried out in accordance with these approved details. The residential element (Phase 1) of the development hereby approved 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 secured by design accreditation.
51.	LISTED BUILDING- The office element of development shall be carried out in accordance with the Crime Impact Statement Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21. The development shall only be carried out in accordance with these approved details. The office element of the development hereby approved 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 secured by design accreditation.	~~LISTED BUILDING-~~ Unless otherwise agreed in writing. the office elements (Phase 1 and Phase 2)~~of development~~ shall be carried out in accordance with the Crime Impact Statement Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21. The development shall only be carried out in accordance with these approved details. Each ~~the~~ office element of the development hereby approved 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 secured by design accreditation.
52.	Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of additional upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.	Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of additional upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.
53.	In the event that the residential element of the development has not commenced on site prior to occupation of the office element details of any temporary access requirements and the temporary treatment to that plot and adjacent pavements including a delivery timetable shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall thereafter be fully implemented in accordance with these details.	In the event that the residential element (Phase 1) of the development has not commenced on site prior to occupation of the office elements (Phase 1 and 2) details of any temporary access requirements and the temporary treatment to that plot and adjacent pavements including a delivery timetable shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall thereafter be fully implemented in accordance with these details.
54.	Prior to the occupation of the first unit, an Affordable Housing Statement to detail the final scheme for the provision of affordable housing (89 units) (numbers, type, tenure and location on site) as part of the development is to be submitted and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The scheme shall include: i) The arrangements for the transfer of the affordable housing to an affordable housing provider; ii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and iii) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. PROVIDED THAT the provisions under (d) specified in the definition of NPPF requiring 'for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement' shall not bind mortgagees, chargees or receivers (however appointed) of the owners of the dwellings or their successors in title"	Prior to the occupation of the first residential unit (Phase 1), an Affordable Housing Statement to detail the final scheme for the provision of affordable housing (89 units) (numbers, type, tenure and location on site) as part of Phase 1 is to be submitted and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The scheme shall include: i) The arrangements for the transfer of the affordable housing to an affordable housing provider; ii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and iii) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. PROVIDED THAT the provisions under (d) specified in the definition of NPPF requiring 'for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement' shall not bind mortgagees, chargees or receivers (however appointed) of the owners of the dwellings or their successors in title"