

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Embassy
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Application to vary conditions 2 (Approved Plans), 25 (Management Strategy) and 26 (Crime Impact Statement) of planning permission ref. 129923/FO/2021 in order to reflect changes to the general arrangement of the development, including swapping the servicing area and sports pitch locations; removal of the site entrance pod; and amendments to the external and internal components of the development, including brick/masonry pods instead of prefabricated pods, increase in length and height of pods, changes to the design of windows and removal of some external decorative lighting

Location: Land Bound By The River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal And Egerton Street, Manchester, M15 4LE

Date of application: 19 July 2023

Application number: 137608/JO/2023

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers work with applicants in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. No problems arose in the processing of this application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 2 August 2024.

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

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

Drawings

13095-AEW-SI-00-DR-A-1000-P01 Location Plan
13095-AEW-SI-00-DR-A-1001-P01 Existing Site Plan
13095-AEW-SI-00-DR-A-1010-P08 Proposed Site Plan
149_MP_02_1100 Rev A Proposed Demolition Plan
13095-AEW-B1-XX-DR-A-2101-P06 Accommodation Pod Floor Plans
13095-AEW-B1-XX-DR-A-2102-P03 Accommodation Pod Detail Drawing
13095-AEW-B1-XX-DR-A-3101-P05 Accommodation Pod Elevations
13095-AEW-B3-00-DR-A-2301-P06 Village Hall Floor Plan
13095-AEW-B3-XX-DR-A-3301-P06 Village Hall Elevations
13095-AEW-XX-XX-DR-A-1101-P03 Site Entrance Plan and Views
13095-AEW-B4-00-DR-A-2401-P04 Staff Pod Floor Plan
13095-AEW-B4-XX-DR-A-3401-P05 Staff Pod Elevations
149_MP_04_1200 Rev A Proposed Site Elevation (North)
13095-AEW-B1-XX-DR-A-4101-P02 Accommodation Pod Sections
2596-PLA-XX-XX-DR-L-0001 Rev P03 Landscape General Arrangement
2596-PLA-XX-XX-DR-L-1000 Rev P02 Hardworks
2596-PLA-XX-XX-DR-L-2000 Rev P02 Softworks
2596-PLA-XX-XX-DR-L-4001 Rev P02 Lighting Strategy
E-001 P03 External Lighting Strategy Electrical Proposals

Documents

Design & Access Statement dated 24.03.2021 by Jon Matthews Architects;
File Note: Consolidation of Acoustic, Ventilation and Overheating Design dated 23.03.21 by Crookes Walker Consulting;
Air Quality Assessment dated March 2021 by Wardell Armstrong;
Construction Method Statement received by the City Council as local planning authority on 1st April 2021;
Crime Impact Statement dated 5th March 2021 by Greater Manchester Police;
Environmental Standards and Energy Statement Ref: 2020.201 dated March 2021 by Element Sustainability;
Local Labour Agreement and Commitment to Skills received by the City Council as local planning authority on 1st April 2021;
Planning Statement dated March 2021 by Deloitte Real Estate;
Statement of Consultation dated March 2021 by Deloitte Real Estate;
Ventilation Statement for Panning dated 10.03.21 by Crookes Walker Consulting;
Embassy Village Management Strategy received by the City Council as local planning authority on 29th April 2021;
Construction Management Plan received by the City Council as local planning authority on 9th July 2021;
Environmental Noise and Vibration Study dated March 2021 by Fisher Accoustics;
Ecological Assessment dated March 2021 by The Environment Partnership;
Flood Risk Assessment and Drainage Strategy (ref: 077442-CUR-XX-XX-RP-C-92001/V04) dated by 30 June 2021 by Curtins;
Phase 1 Preliminary Risk Assessment dated 09 March 2021 by Curtins;
Heritage Statement dated March 2021 by Deloitte;
Waste Management Proforma received by the City Council as local planning authority on 01 Apr 2021;and

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development shall commence unless and until location-specific endoscope surveys for bats of any cracks and crevices in the brickwork that may be subject to repair works needed to facilitate the development are carried out in accordance with a statement to be submitted to and approved in writing by the City Council as local planning authority. Endoscope surveys must be undertaken by suitably qualified persons. In the event that bats are found, a method statement giving details of measures to be taken to avoid any harm to bats during works shall be submitted to and approved in writing by the City Council. The approved measure shall be carried out during the works.

Reason - To prevent the works from disturbing roosting bats, pursuant to Policies S06, EN15 and DM1 of the Core Strategy.

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

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

5) Notwithstanding demolition, should the development be carried out in a phased manner, details of the phasing of development shall be submitted to and approved in writing by the City Council as local planning authority before development commences.

Reason - For the avoidance of doubt as the development could be carried out in a phased manner, pursuant to Policy DM1 of the Core Strategy.

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

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

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and 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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) a) Prior to the commencement of development, details of a Local Benefit Proposal in order to demonstrate a commitment to recruit local labour for both the construction and operation elements of the development shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases 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; and
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 six months of first occupation of the development, details of the results of the scheme shall be submitted for consideration.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

8) Prior to the commencement of development, a detailed demolition and construction management plan outlining working practices during development (including demolition works) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include:

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *How site run-off and waste will be controlled and managed with details of the pollution prevention measures necessary to ensure any indirect impacts on the adjacent watercourses will be avoided;
- *Wildlife-focussed lighting strategy to prevent disruption to wildlife including foraging bats;
- *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;
- * Engagement with Metrolink; and
- *Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place;

Development shall be carried out in accordance with the approved demolition and construction management plan.

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

9) a. Notwithstanding demolition, prior to the commencement of development a programme for the issue of samples and specifications of all materials to be used on all external elevations of the development, including details of full sized sample panels, shall be submitted to and approved in writing by the City Council, as local planning authority.

b. Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

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

10) 1. Notwithstanding the details shown on the approved drawings, prior to the commencement of development a programme for the submission of details of the landscape works for the development shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (a) Details of the proposed hard landscape materials;
- (b) Details of the proposed tree species including proposed size, species and planting specification including tree pits and design;
- (c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- (d) Details of the proposed external furniture including seating, lighting, planters, fencing, gates and bollards; and
- (e) Details of any external steps and handrails.

2. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously

damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

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

11) a) Any external lighting scheme shall be designed and installed in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority so as to:

i. control glare and overspill onto nearby residential properties; and to

ii. control and avoid light spill on to potential bat roost features, their exit/entry routes and adjacent watercourses (foraging/commuting corridors).

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report under part a) above. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and those measures shall be implemented in full before first occupation of the development.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation and to prevent the lighting from disturbing roosting/foraging/commuting bats, pursuant to policies SP1, EN15 and DM1 of the Core Strategy.

12) Piling or any deep foundation solution using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved detail.

Reason - To ensure that any piling or an alternative deep foundation solution does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

13) No development shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the City Council as Local Planning Authority. In order to discharge this condition the following additional information shall be provided:

- a. A Flood Risk Assessment (FRA) which shall include:
 - An overlay of the proposed masterplan on Flood Zone 2 & 3 extents.
 - Sequential test should demonstrate sequential masterplanning of the proposal.
 - Exception test to be applied.
 - Proposed mitigation in line with NPPF / Standing Advice requirements.
 - The FRA should demonstrate that sufficient consideration has been given to the potential vulnerability of residents housed in the proposed development, regarding flood risk, evacuation, access and egress during any such event.

- Modelled 2D flood levels for the onsite flood extents shall be obtained from the Environment Agency and considered in FFL design. The FRA shall include modelled flood levels upon which FFLs are proposed.
- b. A finalised drainage layout showing all components, inlets, outfalls, levels and connectivity.
- c. Maximised integration of green SuDS components (utilising infiltration or attenuation);
- d. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- e. Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- f. Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;
- g. 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.
- h. Hydraulic calculation of the proposed drainage system;
- i. Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in light of national policies within the NPPF and NPPG and pursuant to policies EN08 and EN14 of the Core Strategy.

14) No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, pursuant to paragraph 170 of the National Planning Policy Framework. To protect the underlying Principle and Secondary A Aquifers and adjacent surface watercourses.

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

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

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

16) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

17) a) The 'Village Hall' premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

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

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

18) a. The residential accommodation shall be acoustically insulated against noise from the nearby road network and overhead train and Metrolink lines, and any other actual or potential sources of noise, in accordance with the Environmental Noise and Vibration Study dated March 2021 by Fisher Acoustics to achieve the following noise criteria within apartments:

Bedrooms (night time 23:00 to 07:00) - 30 dB L Aeq (individual noise events shall not exceed 45 dB L AmaxF by more than 15 minutes);

Living rooms (daytime 07:00 to 23:00) - 35 dB L Aeq

Gardens and terraces (daytime) - 55 dB L Aeq.

Due to the proximity of the development to the train and Metrolink lines above the development it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings".

Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

b. The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the above approved acoustic report by Fisher Acoustics and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units are first occupied. Any instances of non-conformity with the above approved acoustic report by Fisher Acoustics shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units are first occupied.

Reason - To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

19) a) Before first occupation of the development the buildings, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the Environmental Noise and Vibration Study dated March 2021 by Fisher Acoustics in order to secure a reduction in the level of noise emanating from the equipment to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

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

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

20) No activity on the external activity pitch/sports area shall take place outside the hours of:

Monday to Saturday, 09:00 to 21:00, Sunday, 10:00 to 20:00.

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

21) No part of the site outside the building shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

22) The development hereby approved shall not be occupied unless and until a scheme showing provision of safe access for disabled people, including those with mobility impairments, into the premises has been submitted to and approved in writing by Manchester City Council as Local Planning Authority. Any scheme approved in compliance with this condition shall be fully implemented before the use first commences and shall remain in situ thereafter.

Reason - To ensure that satisfactory disabled access is provided pursuant to policy DM1 of the Core Strategy.

23) The air quality mitigation measures set out in the Air Quality Assessment dated March 2021 by Wardell Armstrong and as set out on pages 22 and 23 of the 'Embassy Village - Consultation Responses 09/07/21' received by the City Council as local planning authority on 9 July 2021 shall be implemented in full before first occupation of the development and shall remain in situ whilst the development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources and to protect existing and future residents from air pollution, pursuant to Core Strategy Policies EN16 and DM1.

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

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

25) The development hereby approved shall be carried out and managed in accordance with The Embassy Village Management Strategy received by the City Council as local planning authority on 29th April 2021, and the Embassy Village Operational Management Strategy Addendum received by the City Council as local planning authority on 18 July 2023.

Reason - To ensure the development is managed in the interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

26) The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement dated 31 July 2023 by Greater Manchester Police and the development shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

27) No part of the development shall be occupied unless and until space and facilities for bicycle parking have been provided in accordance with the approved details. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

28) No part of the development shall be occupied unless and until a car parking space suitable for use by disabled persons has been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The parking space shall be retained and permanently reserved for use by disabled persons.

Reason - To ensure that adequate provision is made for parking for disabled persons, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

29) No part of the development shall be occupied unless and until one parking space with an electric vehicle charging point of 7KW has been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The electric vehicle parking space with charging point shall be retained and reserved for use by electric vehicles.

Reason - To ensure that adequate provision is made for electric vehicle charging, pursuant to policies EN8 and DM1 of the City of Manchester Core Strategy.

30) Facilities for the storage and disposal of waste shall be provided in accordance with the Waste Management Strategy set out in section 5.3 of the Design & Access Statement dated 24.03.2021 by Jon Matthews Architects and the Waste Management Proforma received by the City Council as local planning authority on 01 Apr 2021 before first occupation of the residential units. The facilities shall be implemented in full and shall remain in situ whilst the development is in operation.

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

31) Before first occupation of the development a detailed Water Safety Impact Statement and Risk Assessment shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details at all times.

Reason - In the interests of water safety pursuant to policies SP1 and DM1 of the Core Strategy.

32) Notwithstanding the details shown on the approved drawings, consent is not hereby granted or implied to be granted for any advertisements shown on the approved drawings.

Reason - For the avoidance of doubt, in the interests of visual amenity. Any advertisements may require advertisement consent under the Town and Country Planning (Control of Advertisements) Regulations 2007 as amended.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

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

Mining Information

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

Construction Working Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council Environmental Health:

- o Monday - Friday: 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

The applicant should refer to:

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9

and

IAQM/EPUK Construction Guidance at:
<http://iaqm.co.uk/guidance/>.

S278 Agreement

All works to the highway, including any Traffic Regulation Orders (TROs), shall be undertaken via a Section 278 Agreement under the Highways Act with MCC Highways. This should be progressed prior to any works beginning, with the full costs of the Agreement being funded by the applicant. The applicant is advised to follow the link below, in order to commence the process:

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

Materials

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

Network Rail - Railway Specific Advice Notice to LPAs/Developers

Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages and costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary, which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) - the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

Date: 13 October 2023

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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