MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138242/NMC/2023
Date registered valid:	8 November 2023
Proposal:	Non-Material Amendments to Planning Permission 128911/FO/2020 (as amended by 133218/NMC/2022, 136217/NMC/2023 and 137464/NMC/2023) to amend the condition wording to allow for a phased development and subsequent amendments to conditions 1, 2-54 (excluding 34, 42, 45 and 52) to reflect that phasing.
Address:	32 - 34 Laystall Street, Manchester, M1 2JZ
Ward(s):	Piccadilly Ward
Applicant:	McCauls Group Ltd
Agent (if any):	Miss Kelly McCann Deloitte LLP
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	APPROVE
Date of recommendation:	24-01-24

Application details

Type of application:	Non-Material Change Application
Development type:	Notifications
Date of site visit:	N/A

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

The proposed development site comprises a 0.12ha site bounded by Laystall Street, Pigeon Street, Brock Street and a surface level car park (junction of Ducie Street and Pigeon Street and rear ginnel to the rear of 51-53 Ducie Street. The site comprises 2 parts: a) the original 3 storey (above basement) Grade II listed building fronting Laystall Street; and b) the surface level carpark facing onto Pigeon Street. An outrigger to the rear; 1950s extension to the outrigger and the 1990s outbuildings to the rear of the outrigger have recently been demolished following the implementation of the approvals under application ref no's 128911/FO/2020 and 128904/LO/2020 as detailed below:

Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking.

Internal and external alterations to 32-34 Laystall Street including: refurbishment of windows; refurbishment of interior; installation of a new access gate; installation of new plant, new roof; and, a three storey corner extension, following demolition of the outrigger and associated structures.

The remaining buildings on site are vacant and in poor condition and 32-34 Laystall Street on the City Council's Buildings at Risk list.

Description of area

The site is part of a much larger area measuring 5.9 ha based around the Rochdale Canal Basin known as Piccadilly Basin. Piccadilly Basin has been a regeneration priority for the past 20 years. Laystall Street connects from the adjacent Ducie Street into Great Ancoats Street.

The site is close to Piccadilly Station, the Northern Quarter, Ancoats Urban Village and New Islington. It falls within both the HS2 Strategic Regeneration (2018) East Village Area which is designated as a mixed used neighbourhood with a residential focus around canal basins and adjacent to the Piccadilly Basin Strategic Regeneration Framework Area (2016). In terms of the latter this aims to deliver new housing and employment space within a mixed-use neighbourhood, based around a waterway in the heart of the City Centre.

Description of development

The application seeks to amend a number of conditions to allow the permission to be built out in a phased manner owing to changes in the planning programme, which will see the refurbishment of Listed Building, and construction of the 9no. storey residential building (Phase

1) taking place prior to the construction of the extension to the Listed Building and installation of air conditioning units on refuse store wall. (Phase 2).

This will enable conditions to be discharged on a phase-by-phase basis, and, will ensure that Phase 1 can be delivered without a requirement to discharge conditions that only relate to Phase 2. The extension is now proposed for a residential rather than office use (to be dealt with through a 'drop in' application for planning permission and listed building consent and this necessitates a requirement to change the description of development to the following:

Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and extension to 32-34 Laystall Street with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking.

Consultations & Notification Responses

NONE

Issues

Principle of the changes as a non material amendment

The proposed amendment to a phased delivery would not result in any material change in the scale and massing of the proposed building or the external appearance of the scheme as a whole and the new residential use would be contained within an extension with the same scale and massing. There will therefore be no perceivable additional impact upon the amenity of neighbouring residents or occupiers as a result of the proposed phased delivery.

The phasing of development necessitates the rewording of conditions 1, 2-54 (excluding 34, 42, 45 and 52) to reflect that phasing and this is considered to also not result in any material change to the original permission and is acceptable.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights

conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 Dwg 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);

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

x) Dwg 1383/A 0021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

3) 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) 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.

Reason: To ensure that the refurbishment of the at risk listed building is prioritised within the development as the acceptability of the demolition of the rear outrigger and 1950's extension is only supported in planning terms on the basis of the public /heritage benefits that would be realised from its refurbishment pursuant to NPPF sections 193 and 196, policies DM1, SP1, EC9 , EN3 and saved UDP Policy DC19.1 (Listed Buildings)

4) The development shall be implemented 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.
Reason: In the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

5) The development shall be implemented in accordance with the following in relation to each phase 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

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

6) The development shall be implemented 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-CREIBM-135-001A-3DRG, APPENDIX A-CRE-IBM-135-001A-4 DRG, APPENDIX A-CRE-IBM-135-001A-5 DRG, APPENDIX ACRE-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.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) The sample panels shall be implemented 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

the sample panels 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.

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

8) 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) 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)

Works shall be implemented 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.

Implementation 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

The sample panels (New Build Office) 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.

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

9) The development shall be implemented in accordance with the following plans and documents, as approved under Ref. CND/22/0592:

o OMI Drawing - L0225-OPENING UP WORKS EXTERNAL ELEVATIONS BROCK STREET
o OMI Drawing - L0226-OPENING UP WORKS EXTERNAL ELEVATIONS - LAYSTALL STREET
o Chambers Conservation - Itemised Schedule of works

o OMI Drawing - L0110 - Demolition Plan Basement
o OMI Drawing - L0111 - Demolition Plan Ground
o OMI Drawing - L0112 - Demolition Plan showroom boundary basement
o OMI Drawing - L0113 - Demolition Plan showroom boundary ground
o OMI Drawing - L0114 - Demolition Plan showroom boundary first
o OMI Drawing - L0115 - Demolition Plan showroom boundary second
o OMI Drawing - L0210 - Demolition Elevation Brock Street
o OMI Drawing - L0211 - Demolition Elevation Pigeon Street
o OMI Drawing - L0212 - Demolition Elevation rear of showroom
o OMI Drawing - L0215 - Demolition Images Brock Street
o OMI Drawing - L0216 - Demolition Images Pigeon Street
o OMI Drawing - L0217 - Demolition Images Internal
o KBS Demolition Method Statement - D.Hughes RAMS -
o KBS Site Set up plan
o KBS Temporary protection to openings DWG
o Chambers Conservation Method Statement for Dismantling & Re-erection of Terracotta Sample Panel.
o Chambers Conservation - 220714 Demolition and removal methodology
o OMI Drawing - L0120 - DEMOLITION PLAN SHOWROOM BASEMENT
o OMI Drawing - L0121 - DEMOLITION PLAN SHOWROOM GROUNDOMI Drawing
o OMI Drawing - L0122 - DEMOLITION PLAN SHOWROOM FIRST
o OMI Drawing - L0123 - DEMOLITION PLAN SHOWROOM SECOND
o OMI Drawing - L0124-DEMOLITION PLAN SHOWROOM ROOF
o OMI Drawing - L0210 - Demolition Elevation Brock Street
o Chambers Conservation Dismantling of Method Statement for Dismantling & Re-erection of Terracotta Sample Panel

Noting that there is no requirement for air conditioning or external plant on the exterior of the listed building.

oClancy consulting drawind 6202 -Level 01 and 02 Small Power Layout
oClancy consulting drawing 6302- Level 01 and 02 Lighting Layout
o Clancy consulting drawing 6702- Level 01 and 02 Fire Alarm System Layout
o Clancy consulting drawing 6802- Level 01 and 02 Security Layout
o Clancy consulting drawing 5302- Level 01 and 02 Domestic Water Layout
o Clancy consulting drawing 5402- Level 01 and 02 Above Ground Drainage
o Clancy consulting drawing 5702- Level 01 and 02 Ventilation Layout
o Clancy consulting drawing 6201- Level -01 and 00 Small Power Layout
o Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout
o Clancy consulting drawing 6701- Level -01 and 00 Fire Alarm System Layout
o Clancy consulting drawing 6801- Level -01 and 00 Security Layout
o Clancy consulting drawing 5301- Level -01 and 00 Domestic Water Layout
o Clancy consulting drawing 5401- Level -01 and 00 Above Ground Drainage
o Clancy consulting drawing 5701- Level -01 and 00 Ventilation Layout
o Clancy consulting drawing 6303 - Lighting Details
o Chambers Conservation Historic Fabric Inventory

all subject to the relevant clarifications within OMI's e-mails dated 10-11-22 and 17-11-22

subject to the following caveats:

(a) A programme for the submission of a schedule of how items referenced within the Chambers Conservation Historic Fabric Inventory (approved under Ref no CDN/22/0592) shall

be submitted prior to occupation. Final details shall be submitted in accordance with the approved programme and reuse / reinstatement fully implemented prior to occupation;

and

(b) That whilst there is no current proposal to remove existing structural steelwork, if upon completion of the survey following strip out the condition of some steelwork is considered precarious we any further works will be submitted to and agreed in writing by the City Council as Local Planning Authority (Final Discharge)

The reuse / reinstatement shall be fully implemented prior to occupation

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

10) The development shall be implemented 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

(a) Prior to occupation for full discharge formal sign off of samples of materials and workmanship following agreement on site in line with the submitted schedule of samples in the submission is required.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) The development shall be implemented 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 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.

Information related to the removal of external fixtures has submitted in response to Condition 10 - D&A section 4.8

- OMI Drawing - L0220 - Brock Street Repair and replace elevation; OMI Drawing - L0221 - Laystall Street Repair and Replace elevation; and
- Chambers Conservation - Schedule of Works (On the basis that there are no damp proofing works proposed to the existing building).

On the basis that there is no existing lath and plaster ceiling within the existing basement to protect and that the current soffit is corrugated metal sheeting that is in disrepair is to be stripped out and following timber repair to the ground floor structure the soffit is to be boarded with plasterboard.

and on the basis of the following drawings and specifications for areas where lath and plaster ceilings currently exist and the proposed repair works required:

- 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

Basement soffit:

- 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.

-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
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- 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

all as clarified within OMI's e-mails dated 14-10-22 and 10-11-22

(a) 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 in the submission as detailed in condition 10 above in relation to items a,b and e 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.

(b)Details of making good fabric following (a) structural interventions; (b)removal of fabric and (c) formation of new openings;

- 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.

(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;

Information related to the removal of external fixtures has submitted in response to Condition 10 - D&A section 4.8

- OMI Drawing - L0220 - Brock Street Repair and replace elevation
- OMI Drawing - L0221 - Laystall Street Repair and Replace elevation
- Chambers Conservation - Schedule of Works.

(d) Details of any proposed damproofing;

(e) Treatment of a retained exposed area of lath and plaster ceiling within basement

On the basis that there is no existing lath and plaster ceiling within the existing basement to protect and that the current soffit is corrugated metal sheeting that is in disrepair is to be stripped out and following timber repair to the ground floor structure the soffit is to be boarded with plasterboard.

and on the basis of the following drawings and specifications for areas where lath and plaster ceilings currently exist and the proposed repair works required:

- 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

Basement soffit:

- 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.

(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:

-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

(g) Any building lighting scheme;

- 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

all as clarified within OMI's e-mails dated 14-10-22 and 10-11-22

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 in the submission as detailed in condition 10 above in relation to items a,b and e (128911/FO/2020) and agreement of extent of timber replacement to determined on site, and once a detailed inspection and on site survey has been carried out.

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) The development shall be implemented in accordance with the following:

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) and subsequent evaluation as presented in a final report prepared by Salford Archaeology in August 2022, which has since been accessioned into the Greater Manchester Historic Environment Record (HER) and subsequent dissemination and archive deposition,

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible

13) Phase 1 (residential element) shall be implemented in accordance with the following as approved under Ref. CND/22/0929 :

Building Life Cycle Assessment (dated 13 January 2023),

Within 6 months of the completion of the Phase 1 (residential element) 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.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

14) The development shall be implemented in accordance with the following in relation to the Office element (Phase 1) as approved under Ref. CDN/22/0726:

Building Life Cycle Assessment (dated 3rd October 2022)

Within 6 months of the completion of each of the office elements (Phase 1 and Phase 2) 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.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

15) The development shall be implemented in accordance with the following in relation to Phase 1 (residential element) as approved under Ref. CND/22/0929:

Great Places Housing Group Operational Energy Strategy Report

Within 15 months of the completion of each of the residential element (Phase 1) 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.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

16) The development shall be implemented in accordance with the following in relation to each phase of the office development (Phase 1 and Phase 2) as approved under Ref. CND/22/0726:

Operational Energy Strategy Report.

Within 15 months of the completion of each of the office element (Phase 1) 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.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

17) The development shall be implemented in accordance with the following in relation to the Phase 1 office element as approved
under Ref. CND/22/0134:

McCauls Construction Management Plan (dated March 2020).

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

18) The development (Phase 1) shall be carried out in accordance with the following as approved under application ref no CDN/22/0930

Laystall Street Construction Management Plan Rev 1-10th March 2023 by Eric Wright Construction

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

19) The development shall be implemented in accordance with the following in relation to the Phase 1 office element as approved
under Ref. CND/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

Reason - In order to determine the presence of bats and ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

20) 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 Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

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,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

21) The development shall be implemented 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

(a)The development shall be carried out in accordance with the above agreed Remediation Strategy including Clean cover systems for the landscaped areas (as per our guidance Contaminated Land Manchester City Council for depth and validation requirements, (Section 6)
and a Completion/Verification Report (to include Copies of Waste Transfer Notes) shall be submitted to and approved in writing by the City Council as local planning authority pior to occupation.

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.

22) The development shall be implemented in accordance with the following as approved under Ref. CDN/22/0930: CONDTION 22 -
STREET TREE FEASIBILITY SKETCH 2-212-21 SK05 on the basis of which street trees are deemed not feasible in this location due to the proximity to the public combined sewer.

Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

23) 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.

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

24) 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.

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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

25) Prior to occupation of the office element (Phase 1) details of the implementation, maintenance and management of the sustainable drainage scheme 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.

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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

26) 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.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained

within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

27) The office elements (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.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

28) Prior to occupation of the residential element (Phase 1) 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.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy

29) Prior to the occupation of the office elements (Phase 1 and 2) 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.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy

30) The development shall be implemented 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 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.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

31) Notwithstanding the TV reception survey prepared by GTech Surveys Limited dated 21/10/2020, , if following commencement of construction of the 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.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

32) Works in relation to the residential element (Phase 1) shall be implemented 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.

(a) 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 the Local Benefits Proposal shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

33) The development of the office element (Phase 1) shall be implemented 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.
(a) 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 the Local Benefits Proposal shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

34) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

35) Prior to implementation of any proposed lighting scheme on the office element (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:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

36) Prior to implementation of any proposed lighting scheme on the residential element (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:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

37) 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.

Reason - In the interests of residential amenity, the promotion of a sustainable and inclusive community within the development, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

38) 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 (Phase 1) 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.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

39) The office element 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:

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 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.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

40) 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

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

41) No part of the office element (Phase 1) 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 each phase hereby approved is first occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

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

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

43) 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.

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 area,to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework and to ensure the permanent retention of the accommodation for normal residential purposes

44) Each office element hereby approved (Phase 1) 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).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

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.

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

46) 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.

Servicing shall be carried out in accordance with the approved strategy plan.

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

47) Prior to occupation of the office (Phase 1) a servicing and access strategy for each 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.

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

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.

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

49) Notwithstanding the details contained within condition 2 above , prior to the commencement 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.

For the avoidance of doubt this shall include the following:

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.

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

50) 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.

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

51) The office elements (Phase 1) 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.

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

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.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

53) 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) 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.

Reason - To ensure that a satisfactory temporary landscaping scheme for the area where the residential element is to be delivered is carried out that respects the character and visual amenities of the area, in accordance with Core Strategy policies SP1, DM1, EN1, EN3, EN9 and EN15 and saved UDP Policy DC19.1.

54) 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"

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL