MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Kendals Regeneration Ltd.
C/o Investec Bank Plc
30 Gresham Street
London
EC2V 7QP

Agent (if used)

Lewis Evans
Turley
1 New York Street
Manchester
M14HD

Part 1 – Particulars of the application/development

Proposal: Variation of Listed Building Consent 129252/LO/2021 to allow the development to be phased

Location: Former Kendals Building , 98-116 Deansgate And 35-47 King Street, King Street West, Manchester, M3 2GQ

Date of application: 10 October 2023

Application number: 138287/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

Condition(s) attached to this decision

1) The development must be begun not later than 4 June 2024.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Drawings and documents approved under 138287/JO/2023

Covering letter
Drawing no. 6273-SRA-KE-XX-DR-A-01801 Rev P02 Phasing Plan
Drawing no. DGA-FRH-Q1-ZZ-DR-S-4700 Demolition Plan
Drawing no. DGA-FRH-Q1-ZZ-DR-S-4701 Demolition Elevations and Sections

All received by the City Council, as Local Planning Authority, on the 10 October 2023

Drawings and documents approved under 129252/LO/2021

Kendals drawings

- 6273-SRA-KE-00-DR-A-00810 Ground Floor Plan - Existing P01
- 6273-SRA-KE-00-DR-A-01810 Ground Floor Plan - Demolition P01
- 6273-SRA-KE-00-DR-A-20810 General Arrangement Ground Floor Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-21840 King Street West / Southgate Reception Entrance Study P01
- 6273-SRA-KE-00-DR-A-21841 Deansgate / St Mary's Street Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21842 Deansgate / King Street West Street Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21843 St Mary's Street / Southgate Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21844 Southgate Elevation Study P01
- 6273-SRA-KE-00-DR-A-22810 Ground Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-00-DR-A-35810 Ground Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-00-DR-A-35830 Ground Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-35850 Ground Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-00-DR-A-42810 Ground Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-43810 Ground Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-00811 First Floor Plan - Existing P01
- 6273-SRA-KE-01-DR-A-01811 First Floor Plan - Demolition P01
- 6273-SRA-KE-01-DR-A-20811 General Arrangement First Floor Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-22811 First Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-01-DR-A-33801 Raised Access Floors - First Floor Plan P01
- 6273-SRA-KE-01-DR-A-35811 First Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-01-DR-A-35831 First Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-35851 First Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-01-DR-A-42811 First Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-43811 First Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-00812 Second Floor Plan - Existing P01
- 6273-SRA-KE-02-DR-A-01812 Second Floor Plan - Demolition P01
- 6273-SRA-KE-02-DR-A-20812 General Arrangement Second Floor Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-22812 Second Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-02-DR-A-33802 Raised Access Floors - Second Floor Plan P01
- 6273-SRA-KE-02-DR-A-35812 Second Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-02-DR-A-35832 Second Floor Reflected Ceiling Plan - Proposed P01

- 6273-SRA-KE-02-DR-A-35852 Second Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-02-DR-A-42812 Second Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-43812 Second Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-00813 Third Floor Plan - Existing P01
- 6273-SRA-KE-03-DR-A-01813 Third Floor Plan - Demolition P01
- 6273-SRA-KE-03-DR-A-20813 General Arrangement Third Floor Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-22813 Third Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-03-DR-A-33803 Raised Access Floors - Third Floor Plan P01
- 6273-SRA-KE-03-DR-A-35813 Third Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-03-DR-A-35833 Third Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-35853 Third Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-03-DR-A-42813 Third Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-43813 Third Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-00814 Fourth Floor Plan - Existing P01
- 6273-SRA-KE-04-DR-A-01814 Fourth Floor Plan - Demolition P01
- 6273-SRA-KE-04-DR-A-20814 General Arrangement Fourth Floor Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-22814 Fourth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-04-DR-A-33804 Raised Access Floors - Fourth Floor Plan P01
- 6273-SRA-KE-04-DR-A-35814 Fourth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-04-DR-A-35834 Fourth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-35854 Fourth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-04-DR-A-42814 Fourth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-43814 Fourth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-00815 Fifth Floor Plan - Existing P01
- 6273-SRA-KE-05-DR-A-01815 Fifth Floor Plan - Demolition P01 S2 - Planning
- 6273-SRA-KE-05-DR-A-20815 General Arrangement Fifth Floor Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-22815 Fifth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-05-DR-A-33805 Raised Access Floors - Fifth Floor Plan P01
- 6273-SRA-KE-05-DR-A-35815 Fifth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-05-DR-A-35835 Fifth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-35855 Fifth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-05-DR-A-42815 Fifth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-43815 Fifth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-00816 Sixth Floor Plan - Existing P01
- 6273-SRA-KE-06-DR-A-01816 Sixth Floor Plan - Demolition P01
- 6273-SRA-KE-06-DR-A-20816 General Arrangement Sixth Floor Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-22816 Sixth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-06-DR-A-33806 Raised Access Floors - Sixth Floor Plan P01
- 6273-SRA-KE-06-DR-A-35816 Sixth Floor Reflected Ceiling Plan - Existing P01

- 6273-SRA-KE-06-DR-A-35836 Sixth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-35856 Sixth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-06-DR-A-42816 Sixth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-43816 Sixth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-00817 Seventh Floor Plan - Existing P01
- 6273-SRA-KE-07-DR-A-01817 Seventh Floor Plan - Demolition P01
- 6273-SRA-KE-07-DR-A-20817 General Arrangement Seventh Floor Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-22817 Seventh Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-07-DR-A-33807 Raised Access Floors - Seventh Floor Plan P01
- 6273-SRA-KE-07-DR-A-35817 Seventh Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-07-DR-A-35837 Seventh Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-35857 Seventh Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-07-DR-A-42817 Seventh Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-43817 Seventh Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-00818 Eighth Floor Plan - Existing P01
- 6273-SRA-KE-08-DR-A-01818 Eighth Floor Plan - Demolition P01
- 6273-SRA-KE-08-DR-A-20818 General Arrangement Eighth Floor Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-22818 Eighth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-08-DR-A-33808 Raised Access Floors - Eighth Floor Plan P01
- 6273-SRA-KE-08-DR-A-35818 Eighth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-08-DR-A-35838 Eighth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-35858 Eighth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-08-DR-A-42818 Eighth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-43818 Eighth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-00819 Plant Deck Floor Plan - Existing P01
- 6273-SRA-KE-09-DR-A-01819 Plant Deck Floor Plan - Demolition P01
- 6273-SRA-KE-09-DR-A-20819 General Arrangement Plant Deck Floor Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-22819 Ninth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-09-DR-A-42819 Nineth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-43819 Nineth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-00808 Basement Plan - Existing P01
- 6273-SRA-KE-B1-DR-A-01808 Basement Plan - Demolition P01
- 6273-SRA-KE-B1-DR-A-20808 General Arrangement Basement Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-22808 Basement Plan Internal Walls - Proposed P01
- 6273-SRA-KE-B1-DR-A-35808 Basement Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-B1-DR-A-35828 Basement Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-35848 Basement Reflected Ceiling Plan - Demolition P01

- 6273-SRA-KE-B1-DR-A-42808 Basement Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-43808 Basement Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-00809 Lower Ground Floor Plan - Existing P01
- 6273-SRA-KE-LG-DR-A-01809 Lower Ground Floor Plan - Demolition P01
- 6273-SRA-KE-LG-DR-A-20809 General Arrangement Lower Ground Floor Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-22809 Lower Ground Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-LG-DR-A-35809 Lower Ground Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-LG-DR-A-35829 Lower Ground Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-35849 Lower Ground Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-LG-DR-A-42809 Lower Ground Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-43809 Lower Ground Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-RF-DR-A-20820 General Arrangement Roof Plan - Proposed P01
- 6273-SRA-KE-XX-DR-A-00850 East Elevation, Deansgate - Existing P01
- 6273-SRA-KE-XX-DR-A-00851 South Elevation, King Street West - Existing P01
- 6273-SRA-KE-XX-DR-A-00852 West Elevation, Southgate - Existing P01
- 6273-SRA-KE-XX-DR-A-00853 North Elevation, St Mary's Street - Existing P01
- 6273-SRA-KE-XX-DR-A-01850 East Elevation, Deansgate - Demolition P01
- 6273-SRA-KE-XX-DR-A-01851 South Elevation, King Street West - Demolition P01
- 6273-SRA-KE-XX-DR-A-01852 West Elevation, Southgate - Demolition P01
- 6273-SRA-KE-XX-DR-A-01853 North Elevation, St Mary's Street - Demolition P01
- 6273-SRA-KE-XX-DR-A-20850 General Arrangement East Elevation, Deansgate - Proposed P01
- 6273-SRA-KE-XX-DR-A-20851 General Arrangement South Elevation, King Street West - Proposed P01
- 6273-SRA-KE-XX-DR-A-20852 General Arrangement West Elevation, Southgate - Proposed P01
- 6273-SRA-KE-XX-DR-A-20853 General Arrangement North Elevation, St Mary's Street - Proposed P01
- 6273-SRA-KE-XX-DR-A-20860 General Arrangement Proposed Sectional Elevations A-A P01
- 6273-SRA-KE-XX-DR-A-20861 General Arrangement Proposed Sectional Elevations B-B P01
- 6273-SRA-KE-XX-DR-A-21800 East Elevation, Deansgate - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21801 South Elevation, King Street West - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21802 West Elevation, Southgate - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21803 North Elevation, St Mary's Street - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21810 East Elevation, Deansgate - Fabric Analysis Proposed P01
- 6273-SRA-KE-XX-DR-A-21811 South Elevation, King Street West - Fabric Analysis - Proposed P01

- 6273-SRA-KE-XX-DR-A-21812 West Elevation, Southgate - Fabric Analysis - Proposed P01
- 6273-SRA-KE-XX-DR-A-21813 North Elevation, St Mary's Street - Fabric Analysis - Proposed P01
- 6273-SRA-KE-XX-DR-A-24800 Core B - Deansgate Stair East - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24801 Core B - Deansgate Stair East - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24805 Core C - Southgate Stair South - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24808 Core E - Deansgate Stair East - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24820 Core B - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24821 Core B - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24824 Core C - Southgate Stair South - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24825 Core C - Southgate Stair South - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24828 Core E - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24829 Core E - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24842 Second Floor - Core B Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24843 Second Floor - Core C Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24844 Second Floor - Lift Lobby Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24847 Second Floor - Core B Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-24848 Second Floor - Core C Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-24849 Second Floor - Lift Lobby Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-27860 Sixth Floor Terrace - Typical Detail P01
- 6273-SRA-KE-XX-DR-A-27861 Seventh Floor Terrace - Typical Detail P01
- 6273-SRA-KE-XX-DR-A-27862 Roof Top Extension / Existing Roof Interface Detail P01
- 6273-SRA-KE-XX-DR-A-27863 Roof Top Extension / Retailed Rear Elevation Interface Detail P01

Fraser Building / New Build drawings

- 6273-SRA-NX-00-DR-A-00810 Existing Carpark Ground Floor Plan P01
- 6273-SRA-NX-00-DR-A-01810 Demolition Plan P01
- 6273-SRA-NX-00-DR-A-20810 Proposed Ground Floor Plan P01
- 6273-SRA-NX-01-DR-A-00811 Existing Carpark First Floor Plan P01
- 6273-SRA-NX-01-DR-A-20811 Proposed Level 1 Floor Plan P01
- 6273-SRA-NX-02-DR-A-00812 Existing Carpark Second Floor Plan P01
- 6273-SRA-NX-03-DR-A-00813 Existing Carpark Third Floor Plan P01
- 6273-SRA-NX-04-DR-A-00814 Existing Carpark Fourth Floor Plan P01
- 6273-SRA-NX-07-DR-A-20817 Proposed Level 7 Floor Plan P01

- 6273-SRA-NX-08-DR-A-20818 Proposed Level 8 Floor Plan P01
- 6273-SRA-NX-09-DR-A-20819 Proposed Level 9 Floor Plan P01
- 6273-SRA-NX-10-DR-A-20820 Proposed Level 10 Floor Plan P01
- 6273-SRA-NX-B1-DR-A-00809 Existing Carpark Basement Plan P01
- 6273-SRA-NX-B1-DR-A-20809 Proposed Basement Plan P01
- 6273-SRA-NX-RF-DR-A-00815 Existing Carpark Roof Plan P01
- 6273-SRA-NX-RF-DR-A-20824 Proposed Roof Plan P01
- 6273-SRA-NX-XX-DR-A-20850 Proposed Elevation - East P01
- 6273-SRA-NX-XX-DR-A-20851 Proposed Elevation - South P01
- 6273-SRA-NX-XX-DR-A-20852 Proposed Elevation - West P01
- 6273-SRA-NX-XX-DR-A-20853 Proposed Elevation - North P01
- 6273-SRA-NX-XX-DR-A-20860 Proposed Section A-A P01
- 6273-SRA-NX-XX-DR-A-20862 Proposed Section B-B P01
- 6273-SRA-NX-XX-DR-A-20871 Proposed Bay Study One P01
- 6273-SRA-NX-XX-DR-A-20872 Proposed Bay Study One P01
- 6273-SRA-NX-XX-DR-A-20873 Proposed Bay Study One P01

Site-wide drawings

- 6273-SRA-SI-00-DR-A-00803 Proposed Site Plan P01
- 6273-SRA-SI-XX-DR-A-00800 Site Location Plan P01
- 6273-SRA-SI-XX-DR-A-00801 Existing Block Location P01
- 6273-SRA-SI-XX-DR-A-00802 Proposed Block Location P01
- 6273-SRA-SI-XX-DR-A-00850 Existing Site Elevation East P01
- 6273-SRA-SI-XX-DR-A-00851 Existing Site Elevation North & East P01
- 6273-SRA-SI-XX-DR-A-00852 Existing Site Elevation South & West P01
- 6273-SRA-SI-XX-DR-A-00860 Existing Site Section A-A & B-B P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-00861 Existing Site Section C-C & D-D P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-00862 Existing Site Section E-E P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-20840 Proposed Site Elevation East P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-20841 Proposed Site Elevation North & East P01
- 6273-SRA-SI-XX-DR-A-20842 Proposed Site Elevation South & West P01
- 6273-SRA-SI-XX-DR-A-20845 Proposed Site Section A-A & BB P01
- 6273-SRA-SI-XX-DR-A-20846 Proposed Site Section C-C & DD P01
- 6273-SRA-SI-XX-DR-A-20847 Proposed Site Sections E-E P01

Reports

Planning and Regeneration Statement prepared by Deloitte Real Estate;
Design and Access Statement (including Landscaping Strategy) 6273-SRA-XX-XX-RP-A-00801 prepared Sheppard Robson and Layer, including a schedule of accommodation;
Statement of Consultation prepared by Deloitte Real Estate;
Public Benefits Statement prepared by Deloitte Real Estate;
Market Commentary prepared by OBI;
Energy Statement prepared by Cundall and Environmental Standards Statement prepared by Cundall;
Whole Life Carbon Assessment prepared by Cundall;
Ecology Survey (including Bat Survey) prepared by ERAP;
Crime Impact Statement prepared by Greater Manchester Police;
Interim Travel Plan prepared by Curtins and Transport Assessment prepared by Curtins;

Phase 1 Desktop Geo-environmental Assessment prepared by Fairhurst;
Waste Management and Servicing Strategy prepared by Curtins;
Archaeological Desk-Based Assessment prepared by Salford Archaeology;
Television and Radio Reception Impact Assessment prepared by GTech Surveys Ltd;
Broadband Connectivity Assessment prepared by GTech Survey Ltd;
MEP Statement (including Ventilation and Extraction) prepared by Cundall;
Local Labour Agreement prepared by MHBC Cumming;
Noise Assessment prepared by Cundall;
Outline Management Strategy prepared by AllPlus Management;
Air Quality Assessment (Construction) prepared by Cundall and Air Quality Assessment (Operation) prepared by Cundall;
Wind Microclimate Assessment prepared by Cundall;
Structural Report prepared by Fairhurst;
Environmental Statement: Volume 1 prepared by Deloitte Real Estate with reports from technical consultants including: Daylight, Sunlight and Overshadowing prepared by GIA; Built Heritage prepared by Stephen Levrant Heritage Architecture; Townscape and Visual Impact prepared by Layer; and Socio-Economic prepared by ekosgen;
Environmental Statement Volume 2 - Technical appendices; and
Environmental Statement - Non Technical Summary.

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) (a) Notwithstanding the details submitted with the application, prior to the commencement of development of any phase of the development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all materials to be used on all external elevations of that phase of the development, including the roof terraces, and drawings to illustrate details of the full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations in that phase of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management.

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.

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

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.

4) a) Prior to the commencement of development (excluding phase 1), a programme for the submission of final details of the landscaping, lighting, ecological enhancements, public realm works and planting of street trees shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

(i) The proposed hard landscape materials, including the materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building, and within the public realm works area;
(ii) Any external lighting;
(iii) The ecological enhancements to be installed at the buildings to enhance and create new biodiversity within the development;
(iv) The landscaping proposed for the roof terraces;
(v) A strategy for the planting of street trees within the pavements/public realm adjacent to/within the site, and/or a mechanism for funding the provision of off-site street trees, including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance.

The approved scheme for part (v) 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,

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition. The development shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory landscaping scheme and ecological enhancements for the development are carried out, in accordance with saved 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.

5) The development hereby approved shall be carried out in accordance with the phasing plan 6273-SRA-KE-XX-DR-A-01801 Rev P02 received by the City Council, as Local Planning Authority on the 10 October 2023.

Reason - This is a phased development pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

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

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance

with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

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

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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

Date: 24 November 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.