

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester Metropolitan University
C/o Agent

Agent (if used)

Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works

Location: All Saints Campus, Oxford Road, Manchester, M15 6BH

Date of application: 2 November 2023

Application number: 138424/FO/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 the expiration of three years beginning with the date of this permission.

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

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

- o 1044B-HBA-YY-00-DR-A-080030 Rev P02: Proposed Site Plan
- o 1044B-HBA-YY-XX-DR-A-080010 Rev P02: Site Location Plan
- o 1044B-HBA-YY-XX-DR-A-080020 Rev P03: Site Constraints Plan
- o 1044B-HBA-YY-XX-DR-A-080390 Rev P02: CGI - View from Oxford Road
- o 1044B-HBA-YY-XX-DR-A-080391 Rev P02: CGI - View from All Saints Park

- o 1044B-HBA-YY-XX-DR-A-080392 Rev P02: CGI - View of All Saints Park/Grosvenor Square
- o 1044B-HBA-YY-XX-DR-A-080393 Rev P02: CGI - View from Mancunian Way
- o 1044B-HBA-ZZ-00-DR-A-080200 Rev P02: L00 - Strip Out
- o 1044B-HBA-ZZ-00-DR-A-080300 Rev P02: L00 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-01-DR-A-080201 Rev P02: L01 - Strip Out
- o 1044B-HBA-ZZ-01-DR-A-080301 Rev P02: L01 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-02-DR-A-080202 Rev P02: L02 - Strip Out
- o 1044B-HBA-ZZ-02-DR-A-080302 Rev P02: L02 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-03-DR-A-080203 Rev P02: L03 - Strip Out
- o 1044B-HBA-ZZ-03-DR-A-080303 Rev P02: L03 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-04-DR-A-080204 Rev P02: L04 - Strip Out
- o 1044B-HBA-ZZ-04-DR-A-080304 Rev P02: L04 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-05-DR-A-080205 Rev P02: L05 - Strip Out
- o 1044B-HBA-ZZ-05-DR-A-080305 Rev P02: L05 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-06-DR-A-080206 Rev P02: L06 - Strip Out
- o 1044B-HBA-ZZ-06-DR-A-080306 Rev P02: L06 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-07-DR-A-080207 Rev P02: L07 - Strip Out
- o 1044B-HBA-ZZ-07-DR-A-080307 Rev P02: L07 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-08-DR-A-080308 Rev P02: L08 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-09-DR-A-080309 Rev P02: L09 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-10-DR-A-080310 Rev P02: L10 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-11-DR-A-080311 Rev P02: L11 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-12-DR-A-080312 Rev P02: L12 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-13-DR-A-080313 Rev P02: L13 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-B1-DR-A-080208 Rev P02: B1 - Strip Out
- o 1044B-HBA-ZZ-B1-DR-A-080314 Rev P02: LB1 - General Arrangement - Proposed
- o 1044B-HBA-ZZ-ZZ-DR-A-080250 Rev P02: Strip Out Long Building Sections
- o 1044B-HBA-ZZ-ZZ-DR-A-080251 Rev P02: Strip Out Short Building Sections
- o 1044B-HBA-ZZ-ZZ-DR-A-080252 Rev P02: Strip Out Building Elevations - South
- o 1044B-HBA-ZZ-ZZ-DR-A-080253 Rev P02: Strip Out Building Elevations - East & North
- o 1044B-HBA-ZZ-ZZ-DR-A-080350 Rev P02: East Elevation - Proposed
- o 1044B-HBA-ZZ-ZZ-DR-A-080351 Rev P02: South Elevation - Proposed
- o 1044B-HBA-ZZ-ZZ-DR-A-080352 Rev P02: West Elevation - Proposed
- o 1044B-HBA-ZZ-ZZ-DR-A-080353 Rev P02: North Elevation - Proposed
- o 1044B-HBA-ZZ-ZZ-DR-A-080354 Rev P02: GA Short Section - Proposed
- o 1044B-HBA-ZZ-ZZ-DR-A-080355 Rev P02: GA Long Section - Proposed
- o 1044B-HBA-ZZ-ZZ-DR-A-080370 Rev P02: Bay Study 01

- o 1044B-HBA-ZZ-ZZ-DR-A-080371 Rev P02: Bay Study 02
- o 1044B-HBA-ZZ-ZZ-DR-A-080372 Rev P02: Bay Study 03
- o 1044B-PLA-ZZ-00-DR-L-000007 Rev P02: Landscape General Arrangement Ground Floor
- o 1044B-PLA-ZZ-00-DR-L-001002 Rev P02: Ground Floor-Hardworks
- o 1044B-PLA-ZZ-00-DR-L-001003 Rev P02: Ground Floor - Kerbs & Edgings
- o 1044B-PLA-ZZ-00-DR-L-002003 Rev P02: Ground - Floor - Softworks
- o 1044B-PLA-ZZ-00-DR-L-002004 Rev P02: Ground Floor - Tree Retention & Removal Plan
- o 1044B-PLA-ZZ-00-DR-L-002005 Rev P01: Tree Constraints Plan
- o 1044B-PLA-ZZ-00-DR-L-003004 Rev P02: Ground Floor - Levels Plan
- o 1044B-PLA-ZZ-00-DR-L-003006 Rev P02: Landscape Section - Ground Floor
- o 1044B-PLA-ZZ-00-DR-L-004002 Rev P02: Ground Floor - Furniture & Lighting
- o 1044B-PLA-ZZ-05-DR-L-000008 Rev P02: Landscape General Arrangement - Level 05 Roof Terrace
- o 1044B-PLA-ZZ-05-DR-L-001004 Rev P02: Level 05 Roof Terrace - Hardworks
- o 1044B-PLA-ZZ-05-DR-L-002005 Rev P02: Level 05 Roof Terrace - Softworks
- o 1044B-PLA-ZZ-05-DR-L-003005 Rev P02: Level 05 Roof Terrace - Levels Plan
- o 1044B-PLA-ZZ-05-DR-L-003007 Rev P02: Landscape Sections - Level 05 Roof Terrace
- o 1044B-PLA-ZZ-05-DR-L-004003 Rev P02: Level 05 Roof Terrace - Furniture and Lighting
- o Manchester Metropolitan University Library Transformation Project, Manchester Environmental Statement - Non Technical Summary (Prepared by Deloitte; Dated October 2023)
- o Library Transformation Project Environmental Statement - Volume 1 (Prepared by Deloitte; Dated October 2023)
- o All Saints Library, Manchester Metropolitan University Environmental Impact Assessment (EIA) Scoping Report (Prepared by Deloitte; Dated August 2023)
- o All Saints Library, Oxford Road, Manchester Committed Developments (Prepared by Deloitte; Dated June 2023)
- o Appendix 7.1: Townscape Baseline and Sensitivity
- o Appendix 7.2: Baseline and Sensitivity
- o Appendix 7.3: Figures
- o Appendix 7.4: Views and Photos
- o Daylight, Sunlight and Overshadowing Impact Assessments (Prepared by Buro Happold; Dated 16/10/2023)
- o Environmental Standards Statement (Prepared by Buro Happold; Dated 16/10/2023)
- o External Lighting Strategy (Prepared by Buro Happold; Dated 26/10/2023)
- o Management and Maintenance plan-Ground Floor Public Realm (Prepared by Planit-IE)
- o Building Access & Security Management Strategy (Prepared by Manchester Metropolitan University; Dated July 2023)
- o Planning and Tall Building Statement (Prepared by Deloitte; Dated October 2023)
- o Disability Glare Design Note (Prepared by Buro Happold; Dated 25/08/2023)
- o Design & Access Statement (Prepared by Hawkins& Schmidt Hammer Lassen; Dated October 2023)
- o MMU Archaeology Letter (Prepared by Greater Manchester Archaeological Advisory Service; Dated 25/08/2023)
- o Crime Impact Statement (Prepared by Greater Manchester Police; Dated 09/05/2023)
- o Statement of Consultation (Prepared by Deloitte; Dated October 2023)

- o Sustainability Statement (Prepared by BDP; Dated August 2023).
- o Television and Radio Reception Impact Assessment (Prepared by GTech Surveys Limited; Dated 01/08/2023)
- o Ventilation Statement (Prepared by Buro Happold; Dated 16/10/2023)
- o Wind Microclimate Assessment (Prepared by Deloitte)
- o Acoustics Planning Report (Prepared by Buro Happold; Dated 26/10/2023)
- o Ecology Report (Prepared by Tyler Grange; Dated 13/02/2023)
- o Drainage Strategy (Prepared by Buro Happold; Dated 26/10/2023)
- o Flood Risk Assessment (Prepared by Buro Happold; Dated 26/10/2023)
- o Geoenvironmental Desk Study Report (Prepared by Buro Happold; Dated 16/10/2023)
- o Heritage Statement (Prepared by Deloitte; Dated October 2023)
- o Transport Statement (Prepared by Buro Happold; Dated 26/10/2023)
- o Sustainable Travel Plan 2023-2030 (Prepared by Manchester Metropolitan University)
- o Waste and Recycling Storage and Disposal Plan for Library Transformation Project (Prepared by Manchester Metropolitan University; Dated 30/06/2023)
- o Waste Management Strategy Proforma
- o Transport Note (Prepared by Buro Happold; Dated 31/01/2024; Received 05/02/2024)

All stamped as received by the City Council as Local Planning Authority on the 02/11/2023 unless specified otherwise.

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) Prior to the commencement of development, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the development.

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) No works to trees, shrubs or vegetation clearance shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority.

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

5) Prior to the commencement of the development hereby approved, a detailed demolition and construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The demolition and construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

7) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

8) The development hereby approved shall be carried out in accordance with the Transport Statement (Prepared by Buro Happold) and Sustainable Travel Plan 2023-2030 (Prepared by Manchester Metropolitan University) received by the City Council, as Local Planning Authority, on the 02/11/2023.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those using and working at the development;
- ii) a commitment to surveying the travel patterns of visitors/staff during the first three months of the first use of the building 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) a commitment to providing improved and increased cycle storage facilities within the MMU campus
- vi) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 at the development, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

9) Prior to the commencement of above ground works, 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 shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full before the first use of the development.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with Core Strategy Policies SP1 and DM1.

10) All external doors of the development hereby approved shall open away from the public highway, with the exception of fire escape doors.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

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

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

12) No above ground works shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority.

In order to avoid/dischARGE the above drainage condition the following additional information has to be provided:

- o A finalised drainage layout showing all components, outfalls, levels and connectivity;
- o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;
- o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
- o CCTV survey and routing plan of existing drainage system to understand condition, capacity, connectivity to outfall;
- o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- o 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;

- o 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;
- o Hydraulic calculation of the proposed drainage system, including all engineering parameters;
- o Construction details of flow control and SuDS elements.

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

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

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

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

14) a) Prior to the first occupation of the development, details of how fumes, vapours and odours shall be extracted and discharged from the premises shall be submitted to and approved in writing by the City Council as local planning authority before the use commences.

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

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

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

15) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

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

16) a) The development shall proceed in accordance with the submitted External Lighting Strategy, prepared by Buro Happold (Received 02/11/2023). The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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

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

17) If any 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.

18) External outside seating areas and roof terrace hereby approved shall only allow be open for use in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time. The approved hours shall be implemented and remain in use for as long as the development is in use.

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

19) No amplified sound or any music shall be produced or played in any part of the site outside the building including roof terrace.

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

20) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted Acoustic Report prepared by Buro Happold (Received 02/11/2023). The approved scheme shall be implemented in full before the use commences.

b) Prior to the first operation of the plant, scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the

recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

21) The development shall be implemented in accordance with the submitted Waste and Recycling Storage and Disposal Plan (Prepared by Manchester Metropolitan University; Received 02/11/2023), and the submitted Waste Proforma (Received 02/11/2023). The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

22) a) Notwithstanding the Geoenvironmental Desk Study Report by Buro Happold (ref. 1044B-BHE-XX-XX-RP-CG-000001 dated 26 October 2023) stamped as received by the City Council, as Local Planning Authority, on the 02 November 2023, (a) before the development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of site investigation proposals;
- Submission of a site investigation and risk assessment report;
- Submission of a remediation strategy.

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

(b) When the phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

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 - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

23) Prior to the commencement of the development, with the exception of site clearance and demolition details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as

Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

24) a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, as well as end use, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and operation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment for the construction phase of the development pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

(c) Within three months of the commencement of the approved use, a detailed report which takes into account the information and outcomes about local labour recruitment, for the end use of the development, pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

25) Notwithstanding the TV reception survey prepared by GTech, stamped as received by the City Council, as Local Planning Authority, on the 02 November 2023, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

26) All windows at ground to second floor level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazed windows are an integral and important element in the design of the lower level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

27) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and 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.

28) Prior to the first use of the premises, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

29) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 02 November 2023. The development shall only be carried out in accordance with these approved details. 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.

30) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 02 November 2023. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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

31) a) Prior to the commencement of development of, with the exception of site clearance and demolition, a programme for the submission of final details of the public and private realm works 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. Details of the stopping up of the section of footway along Oxford Road.
- ii. Details of the proposed hard landscape materials;
- iii. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- iv. Details of the proposed tree and plant species within the public and private realm including proposed size, species and planting specification including tree pits and design;
- v. Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- vi. Details of boundary treatments, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway;
- vii. Details of the proposed street and terrace furniture including seating, bins and lighting;
- viii. Details of any external steps and handrails;
- ix. Full details of roof terrace canopies;
- x. A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;
- xi. A site layout plan showing all pedestrian routes within the site being a minimum width of 1.8m.

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

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

32) The development hereby approved shall be carried out in accordance with the measures contained within the submitted Ecology Report (Prepared by Tyler Grange; Received 02/11/2023).

Reason - In the interest of preserving and enhancing the ecology of the application site in accordance with policies EN15 and DM1, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

33) The premises shall be used for Class F1 (a), (b), (c) and (d) and for no other purpose (including any other purpose within Class F1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

34) Prior to their installation, details regarding any roller shutters shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt all roller shutters shall be internal. The approved details shall be implemented and be in place prior to the first use of the development.

Reason - In the interest of securing a well designed development in accordance with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

35) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale, and appearance of the solar panels to the property's roof and roof terrace (including cross sections) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

36) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale and appearance of the property's heat pumps (including cross sections) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

37) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 8 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

38) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the building hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles

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

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:

http://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.

Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

The developer or crane operator must contact Manchester Airports Control of Works Office at least 21 days in advent of intending to erect a crane or other tall construction equipment on the site. This is to obtain a tall equipment permit and to ascertain if any operating restrictions would be required. Any operating restriction that are subsequently imposed by Manchester Airport must be fully complied with.

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance

contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Date: 16 February 2024

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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

Right of challenge on planning application decision

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

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

- Procedural irregularity
- Irrationality
- Illegality

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

Appendix A



The Coal
Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024