

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

M & G
C/o Agent

Agent (if used)

Miss Rachel White
NJL Consulting
6th Floor Origin
70 Spring Gardens
Manchester
M2 2BQ

Part 1 – Particulars of the application/development

Proposal: Refurbishment of existing office building to comprise elevational alterations, a single storey rooftop extension with external roof terrace (Use Class E), installation of photovoltaic panels and works to extend the pavement of Booth Street and install street furniture.

Location: 58 Mosley Street, Manchester, M2 3HZ

Date of application: 11 September 2023

Application number: 135988/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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that have resolved the issues and allowed the approval of the application.

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:

The location plan referenced 7002-JMA-ZZ-ZZ-DR-A-900002 S4 Rev P04 received by the City Council as local planning authority on _ 2023

The drawings referenced:

7002-JMA-ZZ-00-DR-A-00-0002-S4 Rev P05
7002-JMA-ZZ-01-DR-A-00-0002-S4 Rev P03
7002-JMA-ZZ-02-DR-A-00-0002-S4 Rev P03
7002-JMA-ZZ-03-DR-A-00-0002-S4 Rev P03
7002-JMA-ZZ-04-DR-A-00-0002-S4 Rev P03
7002-JMA-ZZ-05-DR-A-00-0002-S4 Rev P03
7002-JMA-ZZ-06-DR-A-00-0002-S4 Rev P03
7002-JMA-ZZ-07-DR-A-00-0002-S4 Rev P03
7002-JMA-ZZ-08-DR-A-00-0002-S4 Rev P08
7002-JMA-ZZ-09-DR-A-00-0002-S4 Rev P03
7002-JMA-ZZ-ZZ-DR-A-00-2003-S4 Rev P06
7002-JMA-ZZ-ZZ-DR-A-00-2004-S4 Rev P06

all received by the City Council as local planning authority on 26 September 2023

7002-JMA-ZZ-09-DR-A-27-1002-S4 Rev P04_PV
7002-JMA-ZZ-ZZ-DR-A-90-0002-S4 Rev P04
7002-JMA-ZZ-08-DR-A-00-1002-S4 Rev P04
7002-JMA-ZZ-08-DR-A-00-1004-S4 Rev P03

all received by the City Council as local planning authority on 11 September 2023

7002-JMA-ZZ-00-DR-A-90-0007-S4 Rev P01

received by the City Council as local planning authority on 8 August 2023

7002-JMA-ZZ-00-DR-A-724007-S4 Rev P01_L00
7002-JMA-ZZ-00-DR-A-900004-S4 Rev P01
7002-JMA-ZZ-ZZ-DR-A-90-0001-S4 Rev P01

all received by the City Council as local planning authority on 19 May 2023

7002-JMA-ZZ-09-DR-A-27-1001-S2 Rev P03

received by the City Council as local planning authority on 14 March 2023

7002-JMA-ZZ-RF-DR-A-001002-SK Rev P01
7002-JMA-ZZ-B1-DR-A-000002-S2 Rev P01

received by the City Council as local planning authority on 20 December 2022

The Appendix to the Design and Access Statement in relation to the Canopy received by the City Council as local planning authority on 20 September 2023

The Appendix to the Design and Access Statement in relation to the terrace received by the City Council as local planning authority on 14 March 2023

The Design and Access Statement prepared by JMA Architects received by the City Council as local planning authority on 17 January 2023

The Planning Statement prepared by NJL Consulting

The email from NJL Consulting dated 04 05 23, 01 08 23 (3no. emails) and 20 09 23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, EN1 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and Sections 6, 7 and 12 of the National Planning Policy Framework.

3) No external works shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Manchester City Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone including a scheme for the protection of the Overhead Line Equipment Building Fixing and shall be adhered to throughout the construction period. The CMP shall provide for: -

- a) protection of Metrolink equipment generally and specifically the Overhead Line Equipment Building Fixing;
- b) the retention of 24hr unhindered access to the Overhead Line Equipment, trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
- c) pedestrian management proposals to ensure that a suitable footway width is retained and that pedestrians are not forced into the tramway path;
- d) loading and unloading of plant and materials;
- e) construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- f) the design, erection, maintenance and dismantling of scaffolding, having due regard to climbing risk and also the provisions of BS EN 50122-1; please note the installation and dismantling is likely to require an electrical isolation of the Metrolink overhead wires;
- g) the design, erection, maintenance and removal of security hoarding, if used. This should be at a minimum distance of 1.5m from the kerb which demarcates the tramway path, unless otherwise agreed with Transport for Greater Manchester, please note that any hoarding along the footway would be within the Metrolink drop zone for the overhead wires and will therefore need to be made of nonconductive material or earthed, bonded or designed such that they do not become live should a failure of the overhead lines occur; and
- g) measures to control the emission of dust and dirt during construction.
- h) the phasing and quantification/classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway and associated traffic management measures.
- i) appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway
- j) contractor parking provision.
- k) measures to deal with mud and dust on the highway.
- l) consideration of ongoing construction works and contractor parking in the locality.

- m) details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.
- n) compound locations where relevant.
- o) location, removal and recycling of construction waste.

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy.

4) Before any above ground works hereby approved commence, an Environmental Standards Statement confirming that the development will achieve NABERS UK 5* and/or BREEAM 'Very Good' and how this will be achieved shall be submitted to and approved in writing by the City Council as local planning authority. This approved Environmental Standards Statement shall be complied with for the duration of the use of the building hereby approved. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, before the development hereby approved is 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, policy DP3 of Regional Spatial Strategy for the Northwest (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

5) Notwithstanding the details submitted with the application, prior to the installation of any external materials the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on all external elevations and rooves of the development including the alterations to the heritage asset, drawings to illustrate details of the sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, details of the junction of the new build elements to the existing building, a programme for the production of the sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority.

The approved materials shall be used in the construction 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 CC9, EN3, SP1 and DM1 of the Core Strategy.

6) Before any works to the building elevations hereby approved commence amended versions of your drawings referenced 7002-JMA-ZZ-ZZ-DR-A-00-2003-S4 Rev P06 and 7002-JMA-ZZ-ZZ-DR-A-00-2004-S4 Rev P06 and additional larger scale drawings showing the canopy in context with the building elevations shall be submitted to and approved in writing by the City Council as local planning authority. These drawings shall show the changes to the canopy described within the email from NJL Consulting dated 20 09 23 and within the Design and Access Statement Canopy Appendix referenced 7002 -JMA-XX-XX-RP-0006-P03-58 Mosley Street.

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 EN3, CC9, SP1 and DM1 of the Core Strategy.

7) Prior to the use of the development and notwithstanding the information hereby approved, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, 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:

- a) The widening of the Booth Street footway.
- b) The planters.
- c) Footway surfacing and resurfacing - final details including samples and specifications of the materials, including natural stone or other high-quality materials to be used in the repair or improvement of the affected footpaths and for the areas between the pavement and the line of the proposed building on all site boundaries. The details shall also include jointing and fixing details, details of planting species and soft landscaping design, details of the inclusion of age friendly measures, submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle and strategy for quality control management and maintenance.
- d) The Traffic Regulation Order amendments.
- e) The relocation, replacement or settlement of the 3no. Pay and Display car parking bays to be removed.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

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 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).

8) No part of the extension hereby approved shall be occupied unless and until one car parking space has been equipped with an EV charging point that is rated at 7-22kW along with a load management system. Full details of the location and features of this shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the extension hereby approved. This charging point and the load management system shall be retained for the duration of the use of the building.

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

9) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. 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 working at the development.
- ii. a commitment to surveying the travel patterns of 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. 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 occupation of the building, 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 for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

10) (a) Prior to the first use of the development hereby approved, the 52 cycle spaces, as indicated on drawing referenced 7002-JMA-ZZ-B1-DR-A-000002 Rev P01 and described within the email from NJL Consulting dated 4 May 2023 shall be implemented and retained and maintained in situ for as long as the development remains in use.

(b) Within six months of the first use of the extended building subject of this application, the number of cycle spaces shall be reviewed as part of the travel plan requirements of Condition 7. Prior to occupation each new tenant shall agree to the travel plan and review and agree the number of cycle spaces to be provided. The survey shall be completed within 7 days of each review date and the results of the survey shall be submitted to and approved in writing by the City Council within 2 months thereafter. If a tenant occupies any part of the building within 9 months of a previous tenant, there is no requirement to resurvey the cycle spaces. Any additional cycle spaces identified as part of each review process shall be implemented within two months of the approval of the survey results by the City Council as local planning authority.

Reason - To ensure there is sufficient cycles stand provision at the development in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

11) Before first occupation of the development hereby approved a signage strategy shall be submitted to and agreed in writing by the City Council as local planning authority. All signage displayed at the property shall accord with the approved details.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

12) Prior to the commencement of any works to the existing roof, a programme detailing final details of the measures to create potential opportunities to enhance and create new biodiversity within the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The measures to be assessed within the programme shall include:

- a) bat boxes and bricks and bird boxes,
- b) appropriate planting and rainwater harvesting.

All above measures (a) & b) shall be incorporated unless there are justified reasons not to include them. The programme shall include full details of the measures to be provided, a full justification for those that won't be provided and an implementation timeframe. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development 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.

13) a) Prior to the commencement of the construction of the rooftop extension hereby approved, a scheme shall be submitted to limit the breakout of noise from the use hereby approved in accordance a noise study of the premises and a scheme of acoustic treatment, including measurements that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall then be implemented in full before the use hereby approved commences.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of the amenity of surrounding occupiers, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

14) Building lighting proposals shall be submitted prior to any external lighting being installed on site. All building lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Full details of this external lighting, including the following shall be submitted to and agreed in writing before any external lighting has been installed on site:

- a) Details of where external lighting would be installed;
- b) Details of the frequency and duration of use.
- c) Details of the design and appearance of lighting units and the treatment of associated cabling and equipment,
- d) Confirmation of the luminance levels of the lighting and details regarding glare and light spill.
- e) Demonstration of how the lighting has been designed and installed so as to control glare and overspill onto nearby residential properties and confirmation of the luminance levels.

All building lighting shall be installed and maintained in accordance with agreed specifications and locations set out in the above information.

Prior to the first occupation of the development a verification report for any external lighting will 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 has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and a timescale for the correction of any instances of non-compliance.

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

15) The development hereby approved shall include for full disabled access to be provided for the occupiers of the building to all areas of the development via all building entrances and to the floors.

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

16) a) The external roof terrace shall not be used outside of the following hours:

Monday to Saturday - 08:00 to 23:00

Sunday 09:00 - 19:00

b) Amplified sound and/or speech or any music shall not be played on the roof at any time.

Reason - To ensure an acceptable development in the interests of the amenity of surrounding occupiers, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

17) The windows at ground level, fronting onto Mosley Street, Booth Street, Spring Gardens and West Mosley Street 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.

Reason - The clear glazed window(s) is an integral and important element in design of the ground 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.

18) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the rooves 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

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the building hereby approved shall only be used for offices (Use Class Egi).

Reason - In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012)

20) Prior to the first use of the completed development, details of any roller shutters to the ground floor elevations of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall only be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of the completed development and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

21) All new ground floor glazing hereby approved shall include at least one pane of laminated glass rated as P4A under EN 356 or higher specification.

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.

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.

-The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification>

The permission hereby granted does not grant or imply grant of permission for externally mounted equipment that is not shown on the drawings hereby approved.

Date: 6 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 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.

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