

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

BAM Construction Ltd
C/o Agent

Agent (if used)

Miss Jennifer Chatfield
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 17a (hard and soft landscaping), 18 (Landscape Management Plan), and 39 (Boundary Treatment) attached to Planning Permission 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022)

Location: Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus, Manchester, ,

Date of application: 29 September 2023

Application number: CDN/23/0653

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 17a Landscaping

The following information has been submitted in respect of this planning condition:

BRA-POP-00-GF-DR-L-8195 - SETTING OUT ENLARGED PLAN NORTH JUNCTION
GROUND FLOOR
BRA-POP-ZZ-00-DR-L-8203 - PLANTER DETAILS NORTH EAST LEVEL 00
BRA-POP-ZZ-01-DR-L-8111 - LANDSCAPE GENERAL ARRANGEMENT PLAN
LEVEL 01
BRA-POP-ZZ-01-DR-L-8112 - LANDSCAPE KERB PLAN LEVEL 01
BRA-POP-ZZ-01-DR-L-8113 - HARD LANDSCAPE AND FURNITURE PLAN LEVEL 01
BRA-POP-ZZ-01-DR-L-8114 - SOFT LANDSCAPE PLAN LEVEL 01
BRA-POP-ZZ-01-DR-L-8115 - GRADING AND DRAINAGE PLAN LEVEL 01
BRA-POP-ZZ-01-DR-L-8117 - SETTING OUT LANDSCAPE PLAN SETTING OUT
PLAN LEVEL 01
BRA-POP-ZZ-01-DR-L-8118 - EXTERNAL METALWORK SCOPE PLAN LEVEL 01
BRA-POP-ZZ-01-DR-L-8140 - FLB AND CONNECTION PATH GENERAL
ARRANGEMENT PLAN LEVEL 01

BRA-POP-ZZ-01-DR-L-8143 - FLB AND CONNECTION PATH HARD LANDSCAPE PLAN LEVEL 01

BRA-POP-ZZ-01-DR-L-8144 - FLB AND CONNECTION PATH SOFT LANDSCAPE PLAN LEVEL 01

BRA-POP-ZZ-01-DR-L-8145 - FLB AND CONNECTION PATH GRADING AND DRAINAGE PLAN LEVEL 01

BRA-POP-ZZ-01-DR-L-8146 - FLB AND CONNECTION PATH EXISTINGPROPOSED PLAN LEVEL 01

BRA-POP-ZZ-01-DR-L-8147 - FLB AND CONNECTION PATH SETTING OUT PLAN LEVEL 01

BRA-POP-ZZ-01-DR-L-8148 - LANDSCAPE ENLARGED PLAN NORTH EAST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8149 - LANDCAPE ENLARGED PLAN NORTH WEST PODIUM LEVEL01

BRA-POP-ZZ-01-DR-L-8151 - LANDSCAPE ENLARGED PLAN SOUTH WEST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8152 - LANDSCAPE ENLARGED PLAN SOUTH EAST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8154 - LANDSCAPE ENLARGED PLAN COMPOUND AREA LEVEL 01

BRA-POP-ZZ-01-DR-L-8156 - HARD LANDSCAPE ENLARGED PLA SOUTH WEST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8157 - HARD LANDSCAPE ENLARGED PLA SOUTH EAST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8159 - HARD LANDSCAPE ENLARGED PLA COMPOUND AREA LEVEL 01

BRA-POP-ZZ-01-DR-L-8161 - SOFT LANDSCAPE ENLARGED PLA SOUTH WEST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8162 - SOFT LANDSCAPE ENLARGED PLA SOUTH EAST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8164 - SOFT LANDSCAPE ENLARGED PLA COMPOUND AREA LEVEL 01

BRA-POP-ZZ-01-DR-L-8166 - GRADING ENLARGED PLAN SOUTH WEST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8167 - GRADING ENLARGED PLAN SOUTH EAST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8169 - GRADING ENLARGED PLAN COMPOUND AREA LEVEL 01

BRA-POP-ZZ-01-DR-L-8171 - SETTING OUT ENLARGED PLAN SOUTH WEST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8172 - SETTING OUT ENLARGED PLAN SOUTH EAST PODIUM LEVEL 01

BRA-POP-ZZ-01-DR-L-8174 - SETTING OUT ENLARGED PLAN COMPOUND AREA LEVEL 01

BRA-POP-ZZ-01-DR-L-8177 - LANDSCAPE ENLARGED PLAN FORGE LANE BRIDGE LEVEL 01

BRA-POP-ZZ-01-DR-L-8181 - HARD LANDSCAPE ENLARGED PLA FORGE LANE BRIDGE LEVEL 01

BRA-POP-ZZ-01-DR-L-8185 - SOFT LANDSCAPE ENLARGED PLA FORGE LANE BRIDGE LEVEL 01

BRA-POP-ZZ-01-DR-L-8189 - GRADING ENLARGED PLAN FORGE LANE BRIDGE LEVEL 01

BRA-POP-ZZ-01-DR-L-8193 - SETTING OUT ENLARGED PLAN FORGE LANE BRIDGE LEVEL 01

BRA-POP-ZZ-01-DR-L-8197 - SETTING OUT ENLARGED PLAN JOE MERCER WAY
 LEVEL 01
 BRA-POP-ZZ-01-DR-L-8198 - SETTING OUT ENLARGED PLAN NORTH EAST
 PODIUM LEVEL01
 BRA-POP-ZZ-01-DR-L-8199 - SETTING OUT ENLARGED PLAN WEST PODIUM
 LEVEL01
 BRA-POP-ZZ-01-DR-L-8302 - SOUTH PODIUM TIER DECKING TIER DECKING
 LEVEL 01
 BRA-POP-ZZ-01-DR-L-8304 - TYPICAL SEATING WALL DETAILS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8306 - TYPICAL METAL PLANTER DETAILS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8308 - BESPOKE PEDESTRIAN BARRIER DETAILS LEVEL
 01
 6
 BRA-POP-ZZ-01-DR-L-8312 - SEATING WALL MODULE DETAIL PLAN LEVEL 01
 BRA-POP-ZZ-01-DR-L-8313 - SEATING WALL TYPICAL SECTIONS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8314 - SEATING WALL AXONOMETRIC VIEW LEVEL 01
 BRA-POP-ZZ-01-DR-L-8315 - SOUTH PODIUM TIER DECKING TIER DECKING
 DETAILS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8316 - SOUTH PODIUM TIER DECKING TIER DECKING
 AXONOMETRIC VIE LEVEL 01
 BRA-POP-ZZ-01-DR-L-8317 - SOUTH PODIUM TIER DECKING TIMBER STAIRS
 DETAIL LEVEL 01
 BRA-POP-ZZ-01-DR-L-8318 - SOUTH PODIUM TIER DECKING TIMBER SEATING
 DETAIL LEVEL 01
 BRA-POP-ZZ-01-DR-L-8319 - TYPICAL HANDRAIL DETAILS
 BRA-POP-ZZ-01-DR-L-8321 - HEAD OF STEPS BARRIER DETAILS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8322 - BESPOKE PEDESTRIAN BARRIER GENERAL
 LAYOUT LEVEL 01
 BRA-POP-ZZ-01-DR-L-8323 - BESPOKE PEDESTRIAN BARRIER SIDE MODULE
 DETAIL LEVEL 01
 BRA-POP-ZZ-01-DR-L-8325 - TYPICAL FLOOR BOX DETAILS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8332 - PRECAST CONCRETE PLANTERS DETAILS 2 OF 2
 LEVEL 01
 BRA-POP-ZZ-01-DR-L-8333 - TYPICAL ARMCO BARRIER DETAIL COMPOUND
 AREA LEVEL 01
 BRA-POP-ZZ-01-DR-L-8335 - CAST IN SITU CONCRETE PLANTER DETAILS 2 OF 2
 LEVEL 01
 BRA-POP-ZZ-01-DR-L-8336 - TYPICAL MOVEMENT JOINT DETAILS
 BRA-POP-ZZ-01-DR-L-8342 - LANDSCAPE INTERFACE DETAILS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8348 - TYPICAL CONCRETE BARRIER DETAILS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8353 - GREEN SCREEN ELEVATION COMPOUND AREA
 BRA-POP-ZZ-01-DR-L-8360 - SEATING WALL TYPICAL ARMREST DETAILS LEVEL
 01
 BRA-POP-ZZ-01-DR-L-8361 - BALUSTRADE ON METAL PLANTER DETAILS LEVEL
 01
 BRA-POP-ZZ-01-DR-L-8390 - TIER DECKING PRECAST CONCRETE UNITS
 DETAILS 1 OF 2
 BRA-POP-ZZ-01-DR-L-8391 - TIER DECKING PRECAST CONCRETE UNITS
 DETAILS 2 OF 2
 BRA-POP-ZZ-01-DR-L-8395 - SOUTH PODIUM TIER DECKING - JOISTS LEVEL 01
 BRA-POP-ZZ-01-DR-L-8398 - SEATING WALL PLAN LEVEL 01
 BRA-POP-ZZ-01-DR-L-8399 - SEATING WALL ELEVATIONS
 BRA-POP-ZZ-GF-DR-L-8101 - LANDSCAPE GENERAL ARRANGEMENT PLAN
 GROUND FLOOR

BRA-POP-ZZ-GF-DR-L-8102 - LANDSCAPE KERB PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8103 - HARD LANDSCAPE AND FURNITURE PLAN
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8104 - SOFT LANDSCAPE PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8105 - GRADING AND DRAINAGE PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8107 - LANDSCAPE SETTING OUT PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8108 - EXTERNAL METALWORK SCOPE PLAN GROUND
 FLOOR
 BRA-POP-ZZ-GF-DR-L-8120 - EXTENDED NORTH WALKWAY GENERAL
 ARRANGEMENT PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8123 - EXTENDED NORTH WALKWAY HARD LANDSCAPE
 PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8124 - EXTENDED NORTH WALKWAY SOFT LANDSCAPE
 PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8125 - EXTENDED NORTH WALKWAY GRADING AND
 DRAINAGE PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8126 - EXTENDED NORTH WALKWAY EXISTING
 PROPOSED PLAN GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8127 - EXTENDED NORTH WALKWAY SETTING OUT PLAN
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8130 - NORTH JUNCTION GENERAL ARRANGEMENT PLAN
 GROUND LEVEL
 BRA-POP-ZZ-GF-DR-L-8133 - NORTH JUNCTION HARD LANDSCAPE PLAN
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8134 - NORTH JUNCTION SOFT LANDSCAPE PLAN
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8135 - NORTH JUNCTION GRADING AND DRAINAGE PLAN
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8136 - NORTH JUNCTION EXISTING PROPOSED PLAN
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8137 - NORTH JUNCTION SETTING OUT PLAN GROUND
 FLOOR
 BRA-POP-ZZ-GF-DR-L-8150 - LANDSCAPE ENLARGED PLAN SPORTCITY WAY
 JUNCTION GROUND FLOOR
 7
 BRA-POP-ZZ-GF-DR-L-8153 - LANDSCAPE ENLARGED PLAN JOE MERCER WAY
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8155 - HARD LANDSCAPE ENLARGED PLA SPORTCITY
 WAY JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8158 - HARD LANDSCAPE ENLARGED PLA JOE MERCER
 WAY JUNCTION GROUND
 FLOOR
 BRA-POP-ZZ-GF-DR-L-8160 - SOFT LANDSCAPE ENLARGED PLA SPORTCITY
 WAY JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8163 - SOFT LANDSCAPE ENLARGED PLA JOE MERCER
 WAY JUNCTION GROUND
 FLOOR
 BRA-POP-ZZ-GF-DR-L-8165 - GRADING ENLARGED PLAN SPORTCITY WAY
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8168 - GRADING ENLARGED PLAN JOE MERCER WAY
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8170 - SETTING OUT ENLARGED PLAN SPORTCITY WAY
 JUNCTION GROUND FLOOR

BRA-POP-ZZ-GF-DR-L-8173 - SETTING OUT ENLARGED PLAN JOE MERCER WAY
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8175 - LANDSCAPE ENLARGED PLAN SOUTH WEST
 CANALSIDE GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8176 - LANDSCAPE ENLARGED PLAN NORTH JUNCTION
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8178 - LANDSCAPE ENLARGED PLAN SCW JMW
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8179 - HARD LANDSCAPE ENLARGED PLA SOUTH WEST
 CANALSIDE GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8180 - HARD LANDSCAPE ENLARGED PLA NORTH
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8182 - HARD LANDSCAPE ENLARGED PLA SCW JMW
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8183 - SOFT LANDSCAPE ENLARGED PLA SOUTH WEST
 CANALSIDE GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8184 - SOFT LANDSCAPE ENLARGED PLA NORTH
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8186 - SOFT LANDSCAPE ENLARGED PLA NORTH-WEST
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8187 - GRADING ENLARGED PLAN SOUTH WEST
 CANALSIDE GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8188 - GRADING ENLARGED PLAN NORTH JUNCTION
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8190 - GRADING ENLARGED PLAN NORTH-WEST
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8191 - SETTING OUT ENLARGED PLAN SOUTH WEST
 CANALSIDE GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8192 - SETTING OUT ENLARGED PLAN NORTH JUNCTION
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8194 - SETTING OUT ENLARGED PLAN NORTH-WEST
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8196 - SETTING OUT ENLARGED PLAN NORTH-WEST
 JUNCTION GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8303 - TYPICAL STEPS AND RAMP DETAIL GROUND
 FLOOR DRAFT
 BRA-POP-ZZ-GF-DR-L-8334 - CAST IN SITU CONCRETE PLANTER DETAILS 1 OF 2
 GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8338 - SECURITY BOOTH DETAIL GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8341 - LANDSCAPE INTERFACE DETAILS GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8347 - CROSSING DETAILS GROUND FLOOR
 BRA-POP-ZZ-GF-DR-L-8352 - GREEN SCREEN ELEVATION ASHTON CANAL
 BRA-POP-ZZ-GF-DR-L-8362 - BALUSTRADE ON BOLLARD BASE PLATE GROUND
 FLOOR
 BRA-POP-ZZ-GF-DR-L-8363 - TYPICAL BALUSTRADE DETAILS 2 GROUND FLOOR
 BRA-POP-ZZ-ZZ-DR-L-8001 - LANDSCAPE SITE GENERAL ARRANGEMENT PLAN
 BRA-POP-ZZ-ZZ-DR-L-8003 - LANDSCAPE SITE HARD LANDSCAPE PLAN
 BRA-POP-ZZ-ZZ-DR-L-8004 - LANDSCAPE SITE SOFT LANDSCAPE PLAN
 BRA-POP-ZZ-ZZ-DR-L-8005 - LANDSCAPE SITE GRADING AND DRAINAGE PLAN
 BRA-POP-ZZ-ZZ-DR-L-8006 - LANDSCAPE SITE EXISTING PROPOSED PLAN
 BRA-POP-ZZ-ZZ-DR-L-8007 - LANDSCAPE SITE SETTING OUT PLAN
 BRA-POP-ZZ-ZZ-DR-L-8020 - LANDSCAPE SITE SECTIONS
 BRA-POP-ZZ-ZZ-DR-L-8021 - LANDSCAPE SITE PAVING DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8022 - LANDSCAPE SITE PAVING INTERFACE DETAILS

BRA-POP-ZZ-ZZ-DR-L-8023 - LANDSCAPE SITE DRAINAGE DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8100 - LANDSCAPE SITE PLAN
 8
 BRA-POP-ZZ-ZZ-DR-L-8200 - LANDSCAPE SECTIONS
 BRA-POP-ZZ-ZZ-DR-L-8201 - LANDSCAPE SECTIONS
 BRA-POP-ZZ-ZZ-DR-L-8202 - LANDSCAPE SECTIONS
 BRA-POP-ZZ-ZZ-DR-L-8204 - FORGLE LANE BRIDGE SECTIONS SECTIONS
 BRA-POP-ZZ-ZZ-DR-L-8300 - TYPICAL PAVING DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8301 - TYPICAL PAVING INTERFACE DETA INTERFACE
 DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8305 - TYPICAL CONCRETE PLANTER DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8307 - TYPICAL BALUSTRADE DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8309 - TYPICAL PAVING PATTERNS
 BRA-POP-ZZ-ZZ-DR-L-8320 - TYPICAL DRAINAGE DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8327 - TYPICAL STATIC BOLLARD DETAILS 1 OF 2
 BRA-POP-ZZ-ZZ-DR-L-8328 - TYPICAL STATIC BOLLARD DETAILS 2 OF 2
 BRA-POP-ZZ-ZZ-DR-L-8329 - TYPICAL RETRACTABLE BOLLARD DETAIL
 BRA-POP-ZZ-ZZ-DR-L-8330 - TYPICAL DOOR BARRIER DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8331 - PRECAST CONCRETE PLANTERS DETAILS 1 OF 2
 BRA-POP-ZZ-ZZ-DR-L-8337 - TYPICAL BOLLARDS DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8340 - TYPICAL PAVING PLAN
 BRA-POP-ZZ-ZZ-DR-L-8343 - LANDSCAPE INTERFACE DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8345 - LANDSCAPE BOUNDARY DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8346 - LANDSCAPE BOUNDARY DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8349 - JOE MERCER WAY TYPICAL PAVING PLAN
 BRA-POP-ZZ-ZZ-DR-L-8351 - GREEN SCREEN ELEVATION ALAN TURING WAY
 BRA-POP-ZZ-ZZ-DR-L-8355 - TYPICAL RETRACTABLE BOLLARD DETAIL 2
 BRA-POP-ZZ-ZZ-DR-L-8370 - TYPICAL GATE DETAIL NORTH JUNCTION GROUND
 LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8371 - TYPICAL GATE DETAIL SPORTCITY WAY JUNCTION
 GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8372 - TYPICAL GATE DETAIL ALAN TURING WAY GROUND
 LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8373 - TYPICAL GATE DETAIL JOE MERCER WAY GROUND
 LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8374 - TYPICAL GATE DETAIL COMPOUND AREA GROUND
 LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8375 - TYPICAL GATE DETAIL COMPOUND AREA GROUND
 LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8376 - TYPICAL GATE DETAIL MAINTENANCE ACCESS
 GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8377 - TYPICAL FENCE DETAIL NORTH JUNCTION
 GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8378 - TYPICAL FENCE DETAIL SPORTCITY WAY
 JUNCTION GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8379 - TYPICAL FENCE DETAIL COMPOUND AREA
 GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8380 - TYPICAL GATE FIXING DETAILS 1
 BRA-POP-ZZ-ZZ-DR-L-8381 - TYPICAL GATE FIXING DETAILS 2
 BRA-POP-ZZ-ZZ-DR-L-8382 - TYPICAL FENCE FIXING DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8383 - SECURITY PANEL DETAIL JOE MERCER WAY
 GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8384 - SPORTCITY WAY GATE SECTION SPORTCITY WAY
 JUNCTION GROUND LEVEL

BRA-POP-ZZ-ZZ-DR-L-8401 - TYPICAL TREE PIT DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8402 - TYPICAL PLANTING DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8403 - TYPICAL GREEN SCREEN DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8500 - LIVING WALL MODULE ELEVATION JOE MERCER WAY
 BRA-POP-ZZ-ZZ-DR-L-8502 - TYPICAL LIVING WALL SECTIONS JOE MERCER WAY
 BRA-POP-ZZ-ZZ-DR-L-8503 - JOE MERCER WAY LIVING PLANTING ELEVATION
 BRA-POP-ZZ-ZZ-DR-L-8504 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 1 OF 5
 BRA-POP-ZZ-ZZ-DR-L-8505 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 2 OF 5
 9
 BRA-POP-ZZ-ZZ-DR-L-8506 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 3 OF 5
 BRA-POP-ZZ-ZZ-DR-L-8507 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 4 OF 5
 BRA-POP-ZZ-ZZ-DR-L-8508 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 5 OF 5
 BRA-POP-ZZ-ZZ-DR-L-8599 - JOE MERCER WAY DEMOLITION EXTENT
 BRA-WSL-ZZ-01-DR-L-8909 - LANDSCAPE IRRIGATION ENLARGEMENT PLAN LEVEL 01
 BRA-WSL-ZZ-GF-DR-L-8903 - LANDSCAPE IRRIGATION PLANT ROOM LAYOUT GROUND FLOOR
 BRA-POP-ZZ-ZZ-SP-A-7047 - H42 - PRECAST CONCRETE
 BRA-POP-ZZ-ZZ-SP-A-7084 - Q10 - KERBS EDGINGS CHANNELS
 BRA-POP-ZZ-ZZ-SP-A-7086 - Q25 - SLAB SETT PAVING
 BRA-POP-ZZ-ZZ-SP-A-7087 - Q31 - EXTERNAL PLANTERS
 BRA-POP-ZZ-ZZ-SP-A-7090 - Q50 - SITE STREET FURNITURE EQUIPMENT
 BRA-POP-ZZ-ZZ-SP-A-7106 - Q28 - TOPSOIL GROWING MEDIUM AND AMELIORANTS
 BRA-POP-ZZ-ZZ-DR-L-8001 - LANDSCAPE SITE GENERAL ARRANGEMENT PLAN
 BRA-POP-ZZ-GF-DR-L-8101 - LANDSCAPE GENERAL ARRANGEMENT PLAN GROUND FLOOR
 BRA-POP-ZZ-01-DR-L-8111 - LANDSCAPE GENERAL ARRANGEMENT PLAN LEVEL 01
 BRA-POP-ZZ-01-DR-L-8353 - GREEN SCREEN ELEVATION COMPOUND AREA
 BRA-POP-ZZ-GF-DR-L-8352 - GREEN SCREEN ELEVATION ASHTON CANAL
 BRA-POP-ZZ-ZZ-DR-L-8351 - GREEN SCREEN ELEVATION ALAN TURING WAY
 BRA-POP-ZZ-ZZ-DR-L-8345 - LANDSCAPE BOUNDARY DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8346 - LANDSCAPE BOUNDARY DETAILS
 BRA-POP-ZZ-ZZ-DR-L-8370 - TYPICAL GATE DETAIL NORTH JUNCTION GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8371 - TYPICAL GATE DETAIL SPORTCITY WAY JUNCTION GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8372 - TYPICAL GATE DETAIL ALAN TURING WAY GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8373 - TYPICAL GATE DETAIL JOE MERCER WAY GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8374 - TYPICAL GATE DETAIL COMPOUND AREA GROUND LEVEL
 BRA-POP-ZZ-ZZ-DR-L-8375 - TYPICAL GATE DETAIL COMPOUND AREA GROUND LEVEL

BRA-POP-ZZ-ZZ-DR-L-8376 - TYPICAL GATE DETAIL MAINTENANCE ACCESS
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8377 - TYPICAL FENCE DETAIL NORTH JUNCTION
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8378 - TYPICAL FENCE DETAIL SPORTCITY WAY
JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8379 - TYPICAL FENCE DETAIL COMPOUND AREA
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8384 - SPORTCITY WAY GATE SECTION SPORTCITY WAY
JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8403 - TYPICAL GREEN SCREEN DETAILS
BRA-POP-ZZ-ZZ-DR-L-8500 - LIVING WALL MODULE ELEVATION JOE MERCER
WAY
BRA-POP-ZZ-ZZ-DR-L-8502 - TYPICAL LIVING WALL SECTIONS JOE MERCER
WAY
BRA-POP-ZZ-ZZ-DR-L-8503 - JOE MERCER WAY LIVING PLANTING ELEVATION
BRA-POP-ZZ-ZZ-DR-L-8504 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 1 OF 5
BRA-POP-ZZ-ZZ-DR-L-8505 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 2 OF 5
BRA-POP-ZZ-ZZ-DR-L-8506 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 3 OF 5
BRA-POP-ZZ-ZZ-DR-L-8507 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 4 OF 5
BRA-POP-ZZ-ZZ-DR-L-8508 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 5 OF 5

Received by the City Council, as Local Planning Authority, on the 29 September 2023

The above information has been considered and is acceptable.

The approved scheme shall be implemented prior to the first use of the development. 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.

No further action at this stage.

Condition 18 Landscape Management Plan

The following information has been submitted in respect of this planning condition:

- Landscape Access and Maintenance Strategy (Ref: BRA-POP-ZZ-ZZ-RP-L7800)
Received by the City Council, as Local Planning Authority, on the 29 September 2023

The above information has been considered and is acceptable.

The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Condition 18 is now formally discharged on this basis.

Condition 39 Boundary Treatment

The following information has been submitted in respect of this planning condition:

BRA-POP-ZZ-ZZ-DR-L-8001 - LANDSCAPE SITE GENERAL ARRANGEMENT PLAN
BRA-POP-ZZ-GF-DR-L-8101 - LANDSCAPE GENERAL ARRANGEMENT PLAN
GROUND FLOOR
BRA-POP-ZZ-01-DR-L-8111 - LANDSCAPE GENERAL ARRANGEMENT PLAN
LEVEL 01
BRA-POP-ZZ-01-DR-L-8353 - GREEN SCREEN ELEVATION COMPOUND AREA
BRA-POP-ZZ-GF-DR-L-8352 - GREEN SCREEN ELEVATION ASHTON CANAL
BRA-POP-ZZ-ZZ-DR-L-8351 - GREEN SCREEN ELEVATION ALAN TURING WAY
BRA-POP-ZZ-ZZ-DR-L-8345 - LANDSCAPE BOUNDARY DETAILS
BRA-POP-ZZ-ZZ-DR-L-8346 - LANDSCAPE BOUNDARY DETAILS
BRA-POP-ZZ-ZZ-DR-L-8370 - TYPICAL GATE DETAIL NORTH JUNCTION GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8371 - TYPICAL GATE DETAIL SPORTCITY WAY JUNCTION
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8372 - TYPICAL GATE DETAIL ALAN TURING WAY GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8373 - TYPICAL GATE DETAIL JOE MERCER WAY GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8374 - TYPICAL GATE DETAIL COMPOUND AREA GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8375 - TYPICAL GATE DETAIL COMPOUND AREA GROUND
LEVEL
BRA-POP-ZZ-ZZ-DR-L-8376 - TYPICAL GATE DETAIL MAINTENANCE ACCESS
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8377 - TYPICAL FENCE DETAIL NORTH JUNCTION
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8378 - TYPICAL FENCE DETAIL SPORTCITY WAY
JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8379 - TYPICAL FENCE DETAIL COMPOUND AREA
GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8384 - SPORTCITY WAY GATE SECTION SPORTCITY WAY
JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8403 - TYPICAL GREEN SCREEN DETAILS
BRA-POP-ZZ-ZZ-DR-L-8500 - LIVING WALL MODULE ELEVATION JOE MERCER
WAY
BRA-POP-ZZ-ZZ-DR-L-8502 - TYPICAL LIVING WALL SECTIONS JOE MERCER
WAY
BRA-POP-ZZ-ZZ-DR-L-8503 - JOE MERCER WAY LIVING PLANTING ELEVATION
BRA-POP-ZZ-ZZ-DR-L-8504 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 1 OF 5
BRA-POP-ZZ-ZZ-DR-L-8505 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 2 OF 5
BRA-POP-ZZ-ZZ-DR-L-8506 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 3 OF 5
BRA-POP-ZZ-ZZ-DR-L-8507 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 4 OF 5
BRA-POP-ZZ-ZZ-DR-L-8508 - JOE MERCER WAY LIVING WALL PLANTING
ENLARGED ELEVATION 5 OF 5

Received by the City Council, as Local Planning Authority, on the 29 September 2023

The above information has been considered and is acceptable. The boundary treatment shall be carried out in accordance with the above information.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Condition 39 is formally discharged on this basis.

Date: 27 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.