

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137578/NMC/2023

Date registered valid: 17 July 2023

Proposal: Non material amendment to planning permission 131314/FO/2021 to introduce a phasing plan within condition 2 and update planning conditions 3, 7, 9, 10, 11, 13, 14, 16, 17 and 24.

Address: Speakers House, 39 Deansgate, Manchester, M3 2BA

Ward(s): Deansgate Ward

Applicant: Candour Solar Propco Ltd

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17/08/2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Speakers House site on the junction where Blackfriars Street and St Mary's Gate meet Deansgate. Speakers House dates from the mid-20th century and is considered to be of little architectural merit, with the property being finished in concrete dyed black. The application site is subject to a live planning permission for the demolition of Speakers House and the subsequent erection of a seventeen storey building, approved under application 131314/FO/2021.

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area is comprised of Manchester's Primary Shopping Area and is thus characterised by a high number of properties in commercial use, with varying retail and office uses being present throughout. Building types vary significantly, with modern high rise development present to the north in the form of no1 Deansgate and older smaller scale development to the south, notably including the Grade II* listed Barton Arcade.

Planning History

A high number of applications are on record for the application site, the most relevant of which is shown below:

131314/FO/2021 - Erection of a 17 storey building comprising office use (Use Class E(g)(i)) and flexible ground floor commercial units (Use Classes E(a),(b),(c) and sui generis 'drinking

establishment'), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building – Approved January 2022.

126328/FO/2020 - Erection of a 17 storey building comprising office use (Use Class B1a) and flexible ground floor commercial units (Use Classes A1 shop, A2 financial and professional services, A3 restaurant/cafe and A4 drinking establishment), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building – Refused January 2021.

Description of development

The application seeks consent for the non-material amendment of planning permission 131314/FO/2021. The proposed amendments comprise of the following:

- Amend condition 2 (Specified Plans) to update the list of approved plans and introduce a new proposed phasing plan for the development. The proposed phasing plan would be comprised of two phases. The first would see the partial demolition of Speakers House's vehicular ramp and the construction of a concrete base to accommodate a new HV substation. Phase two shall then comprise of the demolition of the entirety of Speakers House and the construction of the approved seventeen storey building.
- Amend the trigger points associated with conditions 3, 7, 9, 10, 11, 13, 14, 16, 17 and 24 so that they may be discharged on a phased basis in line with the aforementioned phasing plan.

Consultations & Notification Responses

Not applicable.

Issues

The introduction of a phasing plan would not alter the development approved under permission 131314/FO/2021 but merely relates to the carrying out of its implementation. As the original permission would have seen the demolition of Speakers House, it is considered the decision to phase this element of the development to be non-material.

The rewording of conditions 3, 7, 9, 10, 11, 13, 14, 16, 17 and 24 is required in order to reflect the proposed phasing plan referenced above. Depending on the subject matter of the condition it is considered appropriate that the wording of conditions 3 (Materials), 7 (Construction Management Plan), 11 (Refuse), 13 (Ground Conditions) and 17 (Highway Condition Survey) be altered so that they may be discharged on a phased basis, in that matters relating to either phase of the development shall first be submitted to and approved by the Local Planning Authority prior to works relating to that phase commencing. Conditions 9 (Acoustics), 10 (Plant), 14 (Drainage), 16 (Local Labour Agreement) and 24 (Landscaping/Ecological Enhancement) are to be reworded so that the works relating to phase one may be carried out and the trigger points for the discharging of said conditions shall be prior to phase two of the development commencing.

The rewording of the proposed conditions shall allow for works to commence on site in a timely manner and allow for more wide ranging information/details to be submitted at a later date for approval. As the information required to discharge the conditions will be left unaltered it is considered that such changes are also to be non-material.

In light of the above it is considered that the above changes would not have a material impact on the previously approved scheme and is thus acceptable.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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

1) The proposed seeks to alter condition 2 to allow for the introduction of a phasing plan, and to alter the trigger points for conditions 3, 7, 9, 10, 11, 13, 14, 16, 17 and 24.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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

- o Application Forms, Certificates, Notices and Covering Letter prepared by CBRE (August 2021)
- o EIA Screening Letter prepared by CBRE (August 2021)
- o Planning & Tall Buildings Statement prepared by CBRE (August 2021)
- o Economic Statement prepared by CBRE (August 2021)

- o Economic Impact Assessment prepared by Ekosgen (July 2021)
- o Design & Access Statement (6145-SRA-XX-XX-RP-A-02003 P04 S2) prepared by Sheppard Robson Architects (July 2021)
- o Alternatives and Design Evolution Statement prepared by Sheppard Robson Architects (July 2021)
- o Alternative Development Assessment Executive Summary prepared by CBRE (October 2021)
- o Residential Screening Study prepared by Sheppard Robson Architects (October 2021)
- o Heritage Statement: Significance and Impact prepared by Stephen Levrant Heritage Architecture (January 2020)
- o Heritage Assessment Addendum prepared by Montagu Evans (August 2021)
- o Daylight and Sunlight Assessment prepared by GIA Chartered Surveyors (November 2019)
- o Letter from GIA Chartered Surveyors regarding Daylight and Sunlight Assessment (July 2021)
- o Wind Microclimate Assessment Report prepared by GIA Chartered Surveyors (December 2019)
- o Crime Impact Statement prepared by Greater Manchester Police Version C (August 2021)
- o Transport Statement prepared by Curtins (August 2021)
- o Interim Travel Plan prepared by Curtins (August 2021)
- o Waste Management and Servicing Strategy prepared by Curtins (August 2021)
- o Phase 1 Geo-Environmental Site Investigation Report prepared by Renaissance Civil Engineering (July 2021)
- o Unexploded Ordnance Risk Assessment prepared by IGE Consulting (January 2020)
- o Letter from IGE Consulting regarding UXO Risk Assessment (July 2021)
- o Flood Risk Assessment & Drainage Strategy Report prepared by IGE Consulting (July 2021)
- o Archaeological Assessment prepared by Orion Heritage (July 2021)
- o Air Quality Assessment prepared by BWB Consulting (August 2021)
- o Noise Impact Assessment prepared by BWB Consulting (August 2021)
- o Preliminary Bat Roost Assessment prepared by Tyler Grange (January 2020)
- o Energy, Sustainability and Waste Management Statement prepared by Energy Council (August 2021)
- o Ventilation Strategy prepared by EDPI Limited (July 2021)
- o Operational Management Strategy prepared by CBRE (August 2021)
- o Television and Radio Reception Impact Assessment prepared by G-Tech Surveys (August 2021)
- o Construction Management Plan prepared by CBRE (August 2021)
- o Acoustic Technical Note prepared by BWB Consulting (March 2020)
- o Summary of Public Benefits Statement prepared by CBRE (August 2021)
- o Townscape and Visual Impact Assessment prepared by Planit-IE (August 2021)
- o Townscape and Visual Impact Assessment Appendix 1 - Townscape Assessment prepared by Planit-IE (August 2021)
- o Townscape and Visual Impact Assessment Appendix 2 - Visual Assessment prepared by Planit-IE (August 2021)
- o Townscape and Visual Impact Assessment Appendix 3 - Townscape Figures prepared by Planit-IE (August 2021)
- o Townscape and Visual Impact Assessment Appendix 4 - Views prepared by Planit-IE (August 2021)
- o Townscape and Visual Impact Assessment Appendix 5 - AVR Methodology prepared by Planit-IE (August 2021)
- o Analysis of Impact on No.1 Deansgate Louvres prepared by GIA Chartered Surveyors (September 2020)
- o BREAAAM Pre-Assessment Report prepared by Mainer Associates (August 2021)

- o Statement of Community Involvement prepared by CBRE (August 2021)
- o Location Plan (6145-SRA-XX-XX-DR-A-02101 Revision P02 dated August 2019)
- o Site Plan (6145-SRA-XX-XX-DR-A-02001 Revision P02 dated December 2019)
- o Existing Ground Floor Plan (6145-SRA-XX-00-DR-A-02901 Revision P02 dated December 2019)
- o Existing First Floor Plan (6145-SRA-XX-01-DR-A-02902 Revision P02 dated December 2019)
- o Existing Typical Floor Plan (6145-SRA-XX-XX-DR-A-02903 Revision P02 dated December 2019)
- o Existing Roof Plan (6145-SRA-XX-RF-DR-A-02904 Revision P02 dated December 2019)
- o Proposed Basement Plan (6145-SRA-XX-B1-DR-A-02199 Revision P02 dated December 2019)
- o Proposed Ground Floor Plan (6145-SRA-XX-00-DR-A-02110 Revision P02 dated December 2019)
- o Proposed Mezzanine Floor Plan (6145-SRA-XX-01-DR-A-02111 Revision P02 dated December 2019)
- o Proposed Typical Lower Floor Plan (Levels 1-2) (6145-SRA-XX-ZZ-DR-A-02112 Revision P02 dated December 2019)
- o Proposed Level 3 Floor Plan (6145-SRA-XX-03-DR-A-02113 Revision P02 dated December 2019)
- o Proposed Typical Lower Floor Plan (Levels 4-6) (6145-SRA-XX-ZZ-DR-A-02114 Revision P02 dated December 2019)
- o Proposed Level 7 Floor Plan (6145-SRA-XX-07-DR-A-02115 Revision P02 dated December 2019)
- o Proposed Typical Upper Floor Plan (Levels 9-14) (6145-SRA-XX-ZZ-DR-A-02116 Revision P02 dated December 2019)
- o Proposed Level 15 Floor Plan (6145-SRA-XX-15-DR-A-02117 Revision P02 dated December 2019)
- o Proposed Roof Plan (6145-SRA-XX-RF-DR-A-02119 Revision P02 dated December 2019)
- o Existing North Elevation - City Context (6145-SRA-XX-XX-DR-A-02851 dated December 2019)
- o Existing East Elevation - City Context (6145-SRA-XX-XX-DR-A-02852 dated December 2019)
- o Existing South Elevation - City Context (6145-SRA-XX-XX-DR-A-02853 dated December 2019)
- o Existing West Elevation - City Context (6145-SRA-XX-DR-A-02854 dated December 2019)
- o Proposed North Elevation - City Context and Street Scene (6145-SRA-XX-XX-DR-A-02051 Revision P02 dated December 2019)
- o Proposed East Elevation - City Context and Street Scene (6145-SRA-XX-XX-DR-A-02052 Revision P02 dated December 2019)
- o Proposed South Elevation - City Context and Street Scene (6145-SRA-XX-XX-DR-A-02053 Revision P02 dated December 2019)
- o Proposed West Elevation - City Context and Street Scene (6145-SRA-XX-XX-DR-A-02054 Revision P02 dated December 2019)
- o Proposed North & East Elevations (6145-SRA-XX-XX-DR-A-02151 Revision P02 dated December 2019)
- o Proposed South & West Elevations (6145-SRA-XX-XX-DR-A-02152 Revision P02 dated December 2019)
- o Proposed Sections A-A & B-B (6145-SRA-XX-XX-DR-A-02161 Revision P02 dated December 2019)
- o Proposed Typical Façade Bay Study (6145-SRA-XX-XX-DR-A-02501 Revision P02 dated December 2019)

- o Proposed Retail Façade Bay Study (6145-SRA-XX-XX-DR-A-02502 Revision P02 dated December 2019)
- o Proposed Demolition Plan (6145-SRA-XX-ZZ-DR-A-02905 Revision P02 dated December 2019)
- o Topographical and Utility Survey (SSL:19457:100:1:1:TOPO-UTIL dated June 2019)
- o Tree Pit Feasibility Note (DN-REN-00-00-SK-C-01001 dated June 2019)

As superseded as relevant to each phase of the development through the following plans:

- o 6145-SRA-XX-00-DR-A-02806-P01: Initial Works Phasing Plan (Received 17/07/2023)
- o 6145-SRA-XX-00-DR-A-02820-P01: Initial Works Plan (Received 17/07/2023)
- o 6145-SRA-XX-00-DR-A-02860-P01: Initial Works Sections (Received 17/07/2023)

For clarity each phase of the development is outlined below:

- o The partial demolition of the existing vehicular ramp and construction of new concrete base to accommodate a new HV substation, labelled "Phase 1" as shown on drawing no. 6145-SRA-XX-00-DR-A-02806-P01 is hereinafter called "phase one".
- o The remaining demolition works, as shown on drawing no. 6145-SRA-XX-00-DR-A-02806-P01, and the construction works listed under condition two is hereinafter called "phase two".

Reason: To ensure that the development is carried out in accordance with the approved plans and to secure the satisfactory phasing of the development. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of phase one and phase two of the development, as detailed on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, the following shall be submitted to and approved in writing by the City Council, as Local Planning Authority:

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

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) Prior to the commencement of phase one and phase two of the development, as detailed on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, a detailed construction/fit-out management plan outlining working practices during that 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 this should include;

- Hours of site opening/operation
- Display of an emergency contact number;
- Details of Wheel Washing;

- Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions during the enabling and build phases;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times
- Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure.

That phase of the 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, EN19 and DM1 of the Core Strategy.

9) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority before phase two of the development commences, as shown on plan Ref: 6145-SRA-XX-00-DRA-02806-P01. The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Where any Class E(a), (b), (c) or Sui Generis (Drinking Establishment) use is proposed, before this use commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme proposed shall normally include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise. Any scheme approved in discharge of this condition shall be implemented in full before the use commences.

b) Before the development is occupied a verification report will be required 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 the above criteria is met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the new use becomes operational.

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

10) a) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Before phase two of the development commences, as shown on plan Ref:6145-SRA-XX-00-DR-A-02806-P01, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Upon completion of the development and before any of the external plant is first operational, a verification report will be required to validate that the work undertaken confirms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the plant and any mitigation measures have been installed. Any instances of nonconformity with the above criteria shall be detailed along with any measures required to ensure compliance. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the plant is first brought into use.

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

11) No development shall commence on phase one or phase two of the development, as shown on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, until a scheme for the storage (including segregated waste recycling) and disposal of refuse for the different parts of the development (i.e. both the commercial and office space) for that phase has been submitted to and approved in writing by the City Council as local planning authority. 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. The scheme shall include:

- Estimated volumes and types of waste produced by the development,
- Details of internal and external stores for both waste and recycling, including any plans and designs,
- Location of the proposed collection point and details of the route the collection vehicle will take,
- Details of how waste will be transferred between stores and to the collection location,
- Details of number and capacity of bins proposed and collection frequency.

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

13) a) Prior to the commencement of phase one and two of the development, as detailed on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to that phase shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks in the relevant phase which in the written opinion of the Local Planning Authority require further investigation, the development of that phase shall not commence until a scheme for the investigation of that phase and the

identification of remediation measures for that phase (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the relevant phase identified in the Site Investigation Proposal shall be carried out, before the development of that phase commences and a report prepared outlining what measures, if any, are required to remediate the land in that phase (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

14) No development shall commence on phase two of the development, as shown on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, until a surface water drainage scheme for the site, based on sustainable drainage principles, the hierarchy of drainage options in the National Planning Practice Guidance, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the City Council as Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

In the event of the surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s. Foul and surface water shall be drained on separate systems. The drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

16) a) No development shall commence on phase two of the development, as shown on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, until details of a local labour agreement in order to demonstrate commitment to recruit local labour for both the construction and operational elements for that phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of the development.

b) Within six months of the first occupation of the development, details of the results of the scheme shall be submitted to the Local Planning Authority for consideration.

Reason - To safeguard local employment opportunities, pursuant to policy EC1 of the Core Strategy for Manchester.

17) a) Before development commences on phase one and two of the development, as detailed on Ref 6145-SRA-XX-00-DR-A-02806-P01, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority, for that phase of the development.

b) When all construction/fit-out works are complete for that phase of the development, 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.

24) a) Prior to the commencement of phase two of the development, as shown on plan Ref: 6145-SRA-XX-00-DR-A-02806-P01, a programme for the submission of final details of the landscaping, ecological enhancements and public 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) The proposed hard landscape materials, including the materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building;
- (ii) Any external lighting;
- (iii) The ecological enhancements to be installed at the building to enhance and create new biodiversity within the development;
- (iv) The landscaping proposed for the roof terrace
- (v) A strategy for the planting of street trees within the pavement adjacent to the site, or a mechanism for funding the provision of off-site street trees, including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance.

The approved scheme for part (v) shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

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

Reason - To ensure that a satisfactory landscaping scheme and ecological enhancements for the development are carried out, in accordance with saved policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - St Anns Square Conservation Area 1970

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL