Planning

Growth & Development

Delegated officer report for planning application

Application no.	137663/NMC/2023
Date registered valid:	25 July 2023
Proposal:	Non material amendment to planning permission 134039/JO/2022 to amend conditions 2, 3, 15, 44, 62, 91, 110, 112, 115, 119, 122, 123, 127, 132, 134, 154, 156, 159, 163, 166, 170, 175, 176, 177, 187 to enable internal and external layouts, parking provision and updates to regularise conditions details.
Address:	Trinity Islands , Manchester, M3 4JW
Ward(s):	Deansgate Ward
Applicant:	Renaker Build Limited
Agent (if any):	Mr Cameron Radford Deloitte LLP
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 October 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

This 1.78 hectare site is bounded by the River Irwell, Liverpool Road, Water Street and Regent Road. It comprises large areas of hard standing which have been used for parking and recently as a construction compound for the Orsdall Chord. Trinity Way divides the site into two parcels of land know as site C and site D and are connected via an underpass.

Site C is 0.89 hectares and bounded by the River Irwell, Trinity Way, Water Street and a railway viaduct with access from Water Street. It slopes down towards the River and contains limited vegetation. Site D is 0.89 hectares and bounded by the River, Regent Road and Trinity Way with access via Trinity Way. It slopes down towards the River and contains limited vegetation.

The site is in the St John's and Water Street Strategic Regeneration Framework (SRF) areas: Both envisage the site as suitable for high density residential led development with tall buildings.

A planning application was approved by Committee on 27 July 2017, subject to a Section 106 agreement, for a mixed use residential led development comprising two 3 storey podiums and residential towers of 26, 26, 37, 41 and 67 storeys to form 1390 homes with commercial space (ref. 115107/FO/2017).

A variation to the permission was made in 2022 for the following under reference number 134039/JO/2022:

Variation of conditions 2 and 3 of planning permission 132429/FO/2021 in order to amend the phasing sequence of the development

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The area is highly sustainable. Deansgate/Castlefield tram stop and Deansgate Train Station are nearby and bus services run along Chester Road. The Bridgewater Canal cycleway provides links across the city and to adjacent boroughs.

The site is in the Castlefield conservation area. There are listed buildings nearby including: Railway bridge over river Irwell to former Liverpool Road Station (Grade I), The Giants Basin (Grade II), Colonnaded railway viaduct at former Liverpool Road good depot (Grade II), Former Grape Street railway bonded warehouse (Grade II), Bridgewater canal basin at Potato Wharf (Grade II), Old warehouse to the north of former Liverpool Road railway station (Grade II), Former commercial hotel (Grade II), Railway viaduct linking bridge over river Orwell to Liverpool Road station (Grade II), 123 Liverpool Road (Grade II) and former Liverpool Road railway station – station masters house (Grade I).

The site is in the Air Quality Management Area (AQMA) and is predominately in flood zone 2, where there is a risk from flooding due to the proximity to the River. The remainder of the site is in flood zone 1 where there is a low risk from flooding. There is a minor encroachment onto flood zone 3.

Description of development

Non material amendment to planning permission 134039/JO/2022 to amend conditions 2, 3, 15, 44, 62, 91, 110, 112, 115, 119, 122, 123, 127, 132, 134, 154, 156, 159, 163, 166, 170, 175, 176, 177, 187 to enable internal and external layouts, parking provision and updates to regularise conditions details.

Consultations & Notification Responses

N/A

Issues

A summary of the changes are as follows:

Site D

- Site D - Updates to the basement parking arrangement including a small reduction in overall number of parking spaces

- Site D - Updates to localised areas of landscaping at ground level; including relocation of the D1 generator housing, relocation of wind mitigation and reconfiguration of the stair to riverside from Regent Road

Building D1

- Building D1 - Updated ground floor layout

- Building D1 - Updated distribution of doors to ground floor back of house facades (to coordinate with internal changes)

Building D2

- Building D2 - Updated layout to ground, first and third floors

- Building D2 - Updated number and distribution of doors to ground floor back of house facades and amendments to distribution of opaque and vision glass to ground and first floor areas (to coordinate with internal changes)

- Building D2 - Introduction of additional transom and spandrel panel at Level 03 ceiling level (level 04 slab edge) to further improve acoustic performance between amenity spaces (at level 03) and residential floor (level 04)

- Building D2 - Updated penthouse apartment layouts, including the reduction of penthouse apartment size and introduction of 1 additional penthouse apartment

The proposal also seeks to alter the strategy in respect of EV charging.

The current condition states:

Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

(a) Layout and location of electric vehicle charging points;
(b) Provision for 20% of the spaces to be fitted with a 7kw fast charging point;
(c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 41.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of phase C1 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

The proposed changes to the condition are as follows:

Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric
car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

(a) Layout and location of electric vehicle charging points;

(b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;

(c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 41. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C1 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

The condition has been altered to permit a minimum of 10% with the remaining spaces being infrastructure fitted. This is 10% lower than the condition originally permitted but is consistent with the documentation submitted as part of the permission.

The remaining conditions have been updated to reflect changes in plans.

The changes are considered to be non material in nature and are 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 polices 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

Article 35 Declaration

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

1) The proposed to amend conditions 2, 3, 15, 44, 62, 91, 110, 112, 115, 119, 122, 123, 127, 132, 134, 154, 156, 159, 163, 166, 170, 175, 176, 177, 187 to enable internal and external layouts, parking provision and updates to regularise conditions details.

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

Drawings and documents approved as part of 134039/JO/2022

Z1-SHP-G100-PL-GRD-B5D801 Rev P03, ZD-SHP-G100-PL-GRDB5D801 Rev P03, D1-SHP-G200-PL-GRD-B5D801 Rev P03, D2-SHPG200-PL-GRD-B5D801 Rev P03, ZD-TPM-G710-PL-XX-4029 102 Rev P5, ZD-TPM-G710-PL-XX-4029 203 Rev P2 and ZD-TPM-G710-PL-XX4029 204 Rev P2 received by the City Council, as Local Planning Authority, on the 21 July 2023

Z1-SHP-G000-PL-GRD-B5D802 Rev P04, Z1-SHP-G000-PL-B1-B5D801 Rev P04, Z1-SHP-G000-PL-B2-B5D801 Rev P04, received by the City
Council, as Local Planning Authority, on the 6 February 2023 ZD-CUR-G580-PL-GRD-92500-P03, ZD-CUR-G580-PL-GRD-92501-P01,
ZD-CUR-G580-PL-GRD-92502-P01 and ZD-CUR-G580-PL-GRD-92503-P01 received by the City Council, as Local Planning Authority, on the
6 February 2023

ES Addendum comprising: including ES (Addendum Phasing) Covering Letter prepared by Deloitte, GIA Solar Glare Technical Note and WSP Wind Microclimate Technical Note received by the City Council, as Local Planning Authority, on the 6 February 2023

Drawings and documents approved as part of 132429/FO/2021

Drawings

Z1-SHP-G000-PL-GRD-B5D801 Rev P01,
Z1-SHP-G000-PL-GRD-B5D802 Rev P04
Z1-SHP-G000-PL-GRD-B5D803 Rev P01,
Z1-SHP-G000-PL-GRD-B5D804 Rev P01,
Z1-SHP-G000-PL-B1-B5D801 Rev P04,
Z1-SHP-G000-PL-B2-B5D801 Rev P04,
Z1-SHP-G100-EL-XX-B5D801 Rev P01,
Z1-SHP-G100-EL-XX-B5D802 Rev P01,
Z1-SHP-G100-EL-XX-B5D803 Rev P01,
Z1-SHP-G100-EL-XX-B5D804 Rev P01,
Z1-SHP-G100-PL-B2-B5D801 Rev P02,
Z1-SHP-G100-PL-B1-B5D801 Rev P02,
Z1-SHP-G100-PL-01-B5D801 Rev P02,
Z1-SHP-G100-PL-02-B5D801 Rev P02,
Z1-SHP-G100-PL-03-B5D801 Rev P02,
Z1-SHP-G100-PL-XX-B5D801 Rev P02,
Z1-SHP-G100-PL-RF-B5D801 Rev P02,
Z1-SHP-JC20-PL-GRD-B5D801 Rev P01,
ZC-SHP-G100-PL-B2-B5D801 Rev P01,
ZC-SHP-G100-PL-B1-B5D801 Rev P01,
ZC-SHP-G100-PL-GRD-B5D801 Rev P01,

ZC-SHP-G100-PL-01-B5D801 Rev P01,
ZC-SHP-G100-PL-02-B5D801 Rev P01,
ZC-SHP-G100-PL-03-B5D801 Rev P01,
ZC-SHP-G100-PL-XX-B5D801 Rev P01,
ZC-SHP-G100-PL-RF-B5D801 Rev P01,
ZC-SHP-G200-PL-14-B5D801 Rev P01,
ZC-SHP-G200-PL-15-B5D801 Rev P01,
ZC-SHP-G200-PL-41-B5D801 Rev P01,
ZC-SHP-G251-DE-XX-B5D802 Rev P01,
ZC-SHP-G251-DE-XX-B5D803 Rev P01,
C1-SHP-G200-PL-B2-B5D801 Rev P01,
C1-SHP-G200-PL-B1-B5D801 Rev P01,
C1-SHP-G200-PL-GRD-B5D801 Rev P01,
C1-SHP-G200-PL-01-B5D801 Rev P01,
C1-SHP-G200-PL-02-B5D801 Rev P01,
C1-SHP-G200-PL-03-B5D801 Rev P01,
C1-SHP-G200-PL-RF-B5D801 Rev P01,
C2-SHP-G200-PL-B2-B5D801 Rev P01,
C2-SHP-G200-PL-B1-B5D801 Rev P01,
C2-SHP-G200-PL-GRD-B5D801 Rev P01,
C2-SHP-G200-PL-01-B5D801 Rev P01,
C2-SHP-G200-PL-02-B5D801 Rev P01,
C2-SHP-G200-PL-03-B5D801 Rev P01,
C2-SHP-G200-PL-RF-B5D801 Rev P01,
ZD-SHP-G100-PL-B2-B5D801 Rev P02,
ZD-SHP-G100-PL-B1-B5D801 Rev P02,
ZD-SHP-G100-PL-01-B5D801 Rev P02,
ZD-SHP-G100-PL-02-B5D801 Rev P02,
ZD-SHP-G100-PL-03-B5D801 Rev P02,
ZD-SHP-G100-PL-XX-B5D801 Rev P02,
ZD-SHP-G100-PL-RF-B5D801 Rev P02,
ZD-SHP-G200-PL-04-B5D801 Rev P01,
ZD-SHP-G200-PL-22-B5D801 Rev P01,
ZD-SHP-G200-PL-42-B5D801 Rev P01,
ZD-SHP-G200-PL-50-B5D801 Rev P01,
ZD-SHP-G200-PL-58-B5D801 Rev P02,
ZD-SHP-G200-PL-59-B5D801 Rev P02,
ZD-SHP-G200-SE-XX-B5D801 Rev P01,
ZD-SHP-G251-DE-XX-B5D801 Rev P01,
ZD-SHP-G251-DE-XX-B5D802 Rev P01,
ZD-SHP-G251-DE-XX-B5D803 Rev P01,
D1-SHP-G200-PL-B2-B5D801 Rev P02,
D1-SHP-G200-PL-B1-B5D801 Rev P02,
D1-SHP-G200-PL-01-B5D801 Rev P02,
D1-SHP-G200-PL-02-B5D801 Rev P02,
D1-SHP-G200-PL-03-B5D801 Rev P02,
D1-SHP-G200-PL-RF-B5D801 Rev P02,
D1-SHP-G200-EL-XX-B5D801 Rev P02,
D1-SHP-G200-EL-XX-B5D802 Rev P02,
D2-SHP-G200-PL-B2-B5D801 Rev P02,
D2-SHP-G200-PL-B1-B5D801 Rev P02,
D2-SHP-G200-PL-01-B5D801 Rev P02,
D2-SHP-G200-PL-02-B5D801 Rev P02,
D2-SHP-G200-PL-03-B5D801 Rev P02,

D2-SHP-G200-PL-RF-B5D801 Rev P02,
D2-SHP-G200-EL-XX-B5D801 Rev P02 and
D2-SHP-G200-EL-XX-B5D802 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 and
21 July 2023

C1-SHP-G200-EL-XX-B5D801 Rev P02, C1-SHP-G200-EL-XX-B5D802 Rev P02, C2-SHP-G200-EL-XX-B5D801 Rev P02, C2-SHP-G200-EL-XXB5D802 Rev P02, ZC-SHP-G200-SE-XX-B5D801 Rev P02, ZC-SHPG251-DE-XX-B5D801 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 19 January 2022

ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZD-TPM-G710-PL-XX-3852 102 Rev P4, ZC-TPM-G710-PL-XX-3852 201 and 202 Revs P2 and ZD-TPMG710-PL-XX-3852 203 and 204 Revs P2 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023

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.

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.

3) The phasing of the development shall be carried out in accordance with drawing Z1-SHP-G000-PL-GRD-B5D802 Rev P04, Z1-SHP-G000-
PL-B1-B5D801 Rev P04, Z1-SHP-G000-PL-B2-B5D801 Rev P04 stamped as received by the City Council, as Local Planning Authority, on the 6 February 2023 and shall be herein have the following meanings:

- Phase D2- erection of tower D2 (55 storeys) to form 484 residential apartments (C3a), commercial uses (Class E and sui generis: drinking
establishment), public realm, car and cycle parking and highways works

- Phase D1- erection of tower D1 (60 storeys) to form 532 residential apartments (C3a), commercial uses (Class E and sui generis: drinking
establishment), public realm, car and cycle parking and highways works

- Phase C1- erection of tower C1 (39 storeys) to form 414 residential apartments (C3a), commercial uses (Class E and sui generis: drinking
establishment), public realm, car and cycle parking and highways works;

- Phase C2- erection of tower C2 (48 storeys) to form 521 residential apartments (C3a), commercial uses (Class E and sui generis: drinking
establishment), public realm (including connection under Trinity Way), car and cycle parking and highways works;

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) Prior to any above ground works the commencement of any development within phase C1 a programme for the issue of samples and specifications of all material to be used on all external elevations of that phase 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, details of the drips to be used to prevent staining in, ventilation 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 (2012).

44) Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric
car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P01 and C1-SHP-G200-PL-B2-B5D801 P01 stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

(a) Layout and location of electric vehicle charging points;

(b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;

(c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 41. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C1 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

62) Prior to any above ground works the commencement of any development within phase C2 a programme for the issue of samples and specifications of all material to be used on all external elevations of that phase 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, details of the drips to be used to prevent staining in, ventilation 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 (2012).

91) Prior to the first occupation of the residential element within phase C2, an electric vehicle car parking strategy for the provision electric
car charging to the car parking spaces as indicated on drawings C2- SHP-G200-PL-B1-B5D801 P01 and C2-SHP-G200-PL-B2-B5D801 P01
stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

(a) Layout and location of electric vehicle charging points;

(a) Layout and location of electric vehicle charging points;

(b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;

(c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 88. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase C2 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

112) Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZCTPM-G710-PL-XX-3852 201 and 202 Revs P2 and ZD-TPM-G710-PLXX-4029 102 Rev P5, ZD-TPM-G710-PL-XX-4029 203 Rev P2 and ZDTPM-G710-PL-XX-4029 204 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023

(a). Prior to any above ground works within phase D1, details of the public and private realm works relating to this phase shall be
submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

(i) Details of the proposed hard landscape materials;

(ii) 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;

(iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including
tree pits and design;

(iv) 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 and green screens and walls to podium areas;

(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;
(vi) Details of any external steps and handrails;

(vii) 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.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D1 of the development hereby

approved. 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.

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.

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.

115) Phase D1 shall be carried out in accordance with Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022 (as approved under CDN/22/0409).

The approved obstacle lighting scheme shall be fully implemented before first occupation of phase D1 and retained thereafter.

Reason - In the interests of aviation safety, pursuant to policy DM2 of the Core Strategy for the City of Manchester.

119) a)Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local
Planning Authority, on the 7 December 2021, prior to the first use of residents lounge, co working spaces and gymnasium in phase D1 as
indicated on drawings D1-SHP-G200-PL-GRD-B5D801 P03, D1-SHPG200-PL-01-B5D801 P02, D1-SHP-G200-PL-02-B5D801 P02 and D1-
SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 a scheme
of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively

(b) Prior to the first use of those spaces within phase D1, a verification report will be required to validate that the work
undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the 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.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning
Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

122) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings
D1-SHP-G200-PL-GRD-B5D801 P03, D1-SHP-G200-PL-01-B5D801 P02, D1-SHP-G200-PL-02-B5D801 P02 and D1-SHP-G200-PL-03-B5D801
P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented for as long as the development is in use.

Reason - To ensure adequate refuse arrangement are put in place for the non residential elements of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

123) Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PLGRD-B5D801 P03, D1-SHP-G200-PL-01-B5D801 P02, D1-SHP-G200-PL-02-B5D801 P02 and D1-SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 details of a scheme to extract fumes, vapours and
odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

127) Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D1 as indicated on drawings D1-SHP-G200-PLGRD-B5D801 P03, D1-SHP-G200-PL-01-B5D801 P02, D1-SHP-G200-PL-02-B5D801 P02 and D1-SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the
21 July 2023 a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them. There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 118 that there would be no unacceptable impact on residential amenity.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

132) Prior to the first occupation of phase D1, the cycle storage, as indicated on drawings D1-SHP-G200-PL-B1-B5D801 P02 and D1-SHPG200-PL-B2-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 shall be implemented

and made available upon first occupation of the residential element of the development within phase D1 and thereafter retained and maintained in situ.

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

134) Prior to the first occupation of the residential element within phase D1, an electric vehicle car parking strategy for the provision electric
car charging to the car parking spaces as indicated on drawings D1-SHP-G200-PL-B1-B5D801 P02 and D1-SHP-G200-PL-B2-B5D801 P02stamped as received by the City Council, as Local Planning Authority, on 21 July 2023 shall be submitted for approval in writing by the
City Council, as Local Planning Authority. The scheme shall include the following details:

(a) Layout and location of electric vehicle charging points;

(a) Layout and location of electric vehicle charging points;

(b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;

(c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 131. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase D1 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

156) Notwithstanding drawings ZC-TPM-G710-PL-XX-3852 101 Rev P4, ZCTPM-G710-PL-XX-3852 201 and 202 Revs P2 and ZD-TPM-G710-PLXX-4029 102 Rev P5, ZD-TPM-G710-PL-XX-4029 203 Rev P2 and ZDTPM-G710-PL-XX-4029 204 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023

(a) prior to any above ground works associated with phase D2, details of the public and private realm works relating to this phase shall be
submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

(i) Details of the proposed hard landscape materials;

(ii) 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;

(iii) Details of the proposed tree species within the public realm including proposed size, species and planting specification including
tree pits and design;

(iv) 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 and green screens and walls to podium areas;

(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play;

(vi) Details of any external steps and handrails;

(vii) 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.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D2 of the development hereby approved. 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.

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.

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.

159) Phase D2 shall be carried out in accordance with Aviation Lighting Assessment received by the City Council, as Local Planning Authority,
on the 20 June 2022 (as approved under CDN/22/0409).

The approved obstacle lighting scheme shall be fully implemented before first occupation of phase D2 and retained thereafter.

Reason - In the interests of aviation safety, pursuant to policy DM2 of the Core Strategy for the City of Manchester.

163) (a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local
Planning Authority, on the 7 December 2021, prior to the first use of residents lounge, co working spaces and gymnasium in phase D2 as
indicated on drawings D2-SHP-G200-PL-GRD-B5D801 P03, D2-SHPG200-PL-01-B5D801 P02, D2-SHP-G200-PL-02-B5D801 P02 and D2-SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.
Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively

(b) Prior to the first use of those spaces within phase D2, a verification report will be required to validate that the work
undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The
verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity,
these shall be detailed along with mitigation measures required to ensure compliance with the 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.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

166) Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D2 as indicated on drawings D2-SHP-G200-PLGRD-B5D801 P03, D2-SHP-G200-PL-01-B5D801 P02, D2-SHP-G200-PL-02-B5D801 P02 and D2-SHP-G200-PL-03-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 details of a scheme to extract fumes, vapours and
odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen
extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

170) Prior to the first use of the residents lounge, co working spaces and gymnasium in phase D2 as indicated on drawings D2-SHP-G200-PLGRD-B5D801 P03, D2-SHP-G200-PL-01-B5D801 P02, D2-SHP-G200-PL-02-B5D801 P02 and D2-SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 a schedule of opening hours shall be submitted for
approval in writing by the City Council, as Local Planning Authority.

The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless it can be shown as part of condition 163 that there would be no unacceptable impact on residential amenity.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

175) Prior to the first occupation of phase D2, the cycle storage, as indicated on drawings D2-SHP-G200-PL-B1-B5D801 P02 and D2-SHPG200-PL-B2-B5D801 P02, stamped as received by the City Council, as Local Planning Authority, on the 21 July 2023 shall be implemented

and made available upon first occupation of the residential element of the development within phase D2 and thereafter retained and maintained in situ.

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

176) Prior to the first occupation of the residential element within phase D2 the car parking layout as indicated on drawings D2-SHP-G200-PLB1-B5D801 P02 and D2- SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the
21 July 2023 shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

177) Prior to the first occupation of the residential element within phase D2, an electric vehicle car parking strategy for the provision electric
car charging to the car parking spaces as indicated on drawings D2-SHP-G200-PL-B1-B5D801 P02 and D2-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 21st July 2023 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

(a) Layout and location of electric vehicle charging points;

(a) Layout and location of electric vehicle charging points;

(b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;

(c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 174. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase D2 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

187) Notwithstanding drawing Z1-SHP-G100-PL-GRD-B5D801 P03, stamped as received by the City Council, as Local Planning Authority,
on the 21 July 2023 prior to the first occupation of the residential element of phase D2, details and specification of the children's play area shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include location and specification of equipment and surfaces. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase D2 and thereafter retained and maintained in situ.

Reason - In order to ensure the delivery of the children's play area and to ensure an appropriate specification to the works pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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 - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL