

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Alex Russell
Property Alliance Group
Alliance House
Westpoint Enterprise Park
Clarence Avenue
Manchester
M17 1QS

Agent (if used)

Miss Ellie Philcox
Euan Kellie Property Solutions
Landmark House
Station Road
Cheadle Hulme
Cheadle
SK8 7BS

Part 1 – Particulars of the application/development

Proposal: Erection of 14 storey building and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension to form office accommodation (Class E) with front of house and commercial floorspace at ground floor (Class E) with associated landscaping and other works following demolition of existing buildings at 27-29 King Street West and 31-33 King Street West and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage

Location: Land Bound By King Street West, St Marys Parsonage, Garden Lane And Smithy Lane, Manchester, M3 2JP

Date of application: 23 September 2022

Application number: 135028/FO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the applications. This has included ongoing discussions regarding changes to the proposals and the need for more information and has included extensive pre application advice. This has resulted in an acceptable development.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

The site location plan referenced 107_B1_00_0000 received by the City Council as Local Planning authority on 23 September 2022

The drawings referenced:

107 B1_05_2200
107 B1_05_2201
2951-PLA-GF-XX-DR-L-0001
2951-PLA-GF-XX-DR-L-2002

received by the City Council as local planning authority on 23 September 2022

2951-PLA-GF-XX-SK-L-2004 Rev P01

received by the City Council as local planning authority on 30 November 2022

107_B1_02_0099 Rev A
107 B1_02_0100 Rev B
107 B1_02_0101 Rev A
107 B1_02_0102 Rev A
107 B1_02_0103 Rev A
107 B1_02_0104 Rev A
107 B1_04_2200 Rev A
107 B1_04_2201 Rev A
107 B1_04_2202 Rev B
107 B1_04_2204 Rev B
107 B1_04_2205 Rev B
107 B1_04_2206 Rev B
107 B1_04_2210 Rev A
107 B1_04_2211 Rev B
107 B1_10_4201 Rev A
107 B1_10_4202 Rev A
107 B1_10_4203 Rev A

received by the City Council as local planning authority on 17 April 2023

2951-PLA-GF-XX-DR-L-0001 Rev P04

received by the City Council as local planning authority on 24 May 2023

107 B1_02_2201 Rev C
107 B1_02_2202 Rev B
107 B1_02_2203 Rev B

received by the City Council as local planning authority on 13 June 2023

107 B1_02_2204 Rev A

107 B1_02_2210 Rev A
107 B1_02_2211 Rev A
107 B1_02_2213 Rev A
107 B1_02_2214 Rev A
107 B1_04_2203 Rev C

received by the City Council as local planning authority on 20 June 2023

107 B1_04_2207 Rev C
107 B1_02_2199 Rev C
107 B1_02_2200 Rev F

received by the City Council as local planning authority on 22 June 2023

The Condition Report and Repair Schedule prepared by stephenson, hamillton, risely STUDIO received by the City Council as local planning authority on 13 June 2023
The letter from Penny Anderson Associates Ltd Consultant Ecologists dated 15 November 2022 received by the City Council as local planning authority on 15 November 2022

The Bins Provision Calculation received by the City Council as local planning authority on 24 November 2022

The Flood Risk Assessment and Outline Drainage Strategy (Rev P03) prepared by WSP received by the City Council as local planning authority on 21 November 2022

The BREEAM Pre-assessment for the Refurbishment of the Carriage Works Rev B prepared by Turley Sustainability received by the City Council as local planning authority on 17 April 2023

The BREEAM Pre-assessment for the New Construction V6 Rev B prepared by Turley Sustainability received by the City Council as local planning authority on 17 April 2023

The Design and Access Statement prepared by John Matthews Architects received by the City Council as Local Planning authority on 23 September 2022

The Air Quality Assessment prepared by Redmore Environmental received by the City Council as Local Planning authority on 23 September 2022

The Archaeological Desk-Based Assessment prepared by the University of Salford received by the City Council as Local Planning authority on 23 September 2022

The letter from Penny Anderson Associates Ltd Consultant Ecologists dated 9 September 2022 received by the City Council as Local Planning authority on 23 September 2022

The Construction Management Plan and Outline Method Statement prepared by Property Alliance Group Ltd

received by the City Council as Local Planning authority on 23 September 2022

The Crime Impact Statement prepared by Greater Manchester Police Design for Security received by the City Council as Local Planning authority on 23 September 2022

The Daylight and Sunlight Amenity Impact Assessment Report prepared by Grayscanlanhill Chartered Building Surveyors received by the City Council as Local Planning authority on 23 September 2022

The Energy and Environmental Standards Statement prepared by CWC received by the City Council as Local Planning authority on 23 September 2022

The Local Labour Agreement received by the City Council as Local Planning authority on 23 September 2022

The Pedestrian Level Wind Desk-Based Assessment prepared by RDWI received by the City Council as Local Planning authority on 23 September 2022

The Planning Statement prepared by Euan Kellie Property Solutions received by the City Council as Local Planning authority on 19 October 2022

The Statement of Community Involvement prepared by Counter Context Ltd received by the City Council as Local Planning authority on 23 September 2022

The Planning Report - Ventilation Strategy prepared by CWC received by the City Council as Local Planning authority on 23 September 2022

The Noise Survey and Plant Noise Egress Limits prepared by Sandy Brown Consultants in Acoustics, Noise & Vibration received by the City Council as Local Planning authority on 23 September 2022

The Extended Phase 1 Habitat Survey, Building Inspection for Bats and Bat Activity Surveys prepared by Penny Anderson Associates Ltd Consultant Ecologists dated 9 September 2022 received by the City Council as Local Planning authority on 23 September 2022

The Phase I Geoenvironmental Site Assessment prepared by e3p received by the City Council as Local Planning authority on 23 September 2022

The Heritage Asset Statement prepared by Jon Matthews Architects received by the City Council as Local Planning authority on 17 October 2022

The Transport Statement prepared by Property Alliance Group Ltd received by the City Council as Local Planning authority on 23 September 2022

The Framework Travel Plan prepared by Property Alliance Group Ltd received by the City Council as Local Planning authority on 23 September 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SO1, SO2, S05, S06, SP1, C1, EC1, EC3, CC1, CC4, CC5, CC6, CC7, CC8, CC9, CC10, T1, T2, EN1, EN3, EN4, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC10.1, DC18.1 DC19.1, DC20, DC26.1 and DM2.

3) No development approved by this planning permission (excluding demolition works) shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority (approval to be in consultation with The Environment Agency). This strategy will include the following components:

- a) A site investigation scheme, based on the E3P Phase I desk top study reference 15-644-R1-2 dated August 2022, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- b) The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.
- d) Prior to any part of the permitted development being occupied/brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

e) 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 in each phase 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.

4) Prior to the commencement of development (excluding demolition works), a scheme shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall include:

- o A finalised drainage layout showing all components, outfalls, levels, and connectivity.
- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e., at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area.
- o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- o Runoff volume in the 1 in 100-year, 6 hours rainfall shall be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment.
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100-year rainfall event with allowance for 45% climate change in any part of a building.
- o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- o Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.
- o Hydraulic calculation of the proposed drainage system.
- o Construction details of flow control and SuDS elements.
- o Foul water flows should be kept separate from surface water flows, in accordance with Part H of the Building Regulations.

The approved details shall be implemented and completed as part of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system to manage the risk of flooding and pollution pursuant to policies EN17 and DM1 of the Core Strategy.

5) Prior to the commencement of the construction phase of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Method Statements and risk assessments for construction and demolition works.
- Display of an emergency contact number to be displayed in a publicly accessible location.
- Details of Wheel Washing.
- Dust and dirt suppression measures.
- Compound locations where relevant.
- Location, removal, and recycling of construction waste.
- Details of the vehicular activity associated with the construction, including a strategy for the routing of construction traffic, and swept path analysis.
- Details of the location and arrangements for all parking of all construction related vehicles and staff.
- Sheeting over of construction vehicles.
- Construction and demolition methods to be used, including the use of cranes.
- The identification of all vehicular access points into the site.
- Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works.
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) No development or demolition shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

- a) Informed by the updated Northwest Regional Research Framework, a phased programme and methodology of investigation and recording to include:
 - i. historic building recording to Historic England Level 3 for Reedham House (31-33 King Street West)
 - ii. historic building recording to Historic England Level 1 to 2 (No.3 Smithy Lane and the Carriage Works at junction of Garden Lane/St Mary's Parsonage)
 - iii. informed by (i) and (ii), strip-out and/or demolition watching brief(s) to allow recording of previously concealed historic fabric etc
 - iv. a scheme of targeted post-demolition archaeological evaluation trenching
 - v. informed by (iv), more detailed targeted excavation (subject of a new WSI)
- b) A programme for post investigation assessment to include:
 - i. analysis of the site investigations records and finds

- ii. production of a final report(s) on the investigation results.
- c) Deposition of the final report(s) with the Greater Manchester Historic Environment Record.
- d) Dissemination of the results commensurate with their significance.
- e) Provision for archive deposition of the report and records of the site investigation.
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost in part and to investigate the archaeological interest of the site and record and preserve any remains of archaeological interest and to make this evidence (and any archive generated) publicly accessible, pursuant to policy DM1 of the Core Strategy for the City of Manchester and saved policy DC20.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- (a) Samples and specifications of all material to be used on all external elevations and rooves of the development including the alterations to the heritage asset, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.
- (b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.
- (c) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority.

The approved materials shall be used in the construction of the development.

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

8) i) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. In this condition a Local Labour Proposal means a document which includes:

- a. the measures proposed to recruit local people including apprenticeships
- b. mechanisms for the implementation and delivery of the Local Labour Proposal
- c. measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

The approved document shall be implemented as part of the construction of the development.

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

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

9) Full details of the method of support and protection of all historic fabric adjacent to the location of construction work shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority prior to the commencement of the development hereby approved. The approved method of support and protection shall be fully implemented prior to development commencing on site.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Prior to the commencement of above ground works, final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe:

- a) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes, appropriate planting, tree pits and rainwater harvesting; and
- b) An assessment of the possibility of providing a green roof, brown roof or blue/green roof and full justification of the results. If this is possible full details of proposals and a management and maintenance strategy for the chosen type of roof.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

11) Notwithstanding the information detailed within Condition 2 of this application, full details of the junction of the new build to the listed building, including the interface

between new lift shaft and the courtyard fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any above ground works.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Prior to the commencement of any works to the retained buildings (identified in the Extended Phase 1 Habitat Survey, Building Inspection For Bats And Bat Activity Surveys by Penny Anderson Associates Limited (dated September 2021) the following information shall be submitted to and approved in writing by the City Council as local planning authority:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with policies EN15 and DM1 of the Manchester Core Strategy.

13) No removal of or works to any trees or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the tree or structures for active birds' nests immediately before the vegetation is cleared or works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to and approved by the City Council as local planning authority prior to the removal of or works to any trees or works to or demolition of buildings or structures.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with policies EN15 and DM1 of the Manchester Core Strategy.

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

- a) Verification report providing photographic evidence of construction as per design drawings.
- b) As built construction drawings if different from design construction drawings.

c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

15) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use to which these works hereby approved relate commences.

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

b) Before the use to which these works hereby approved relate commences, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been fully implemented.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

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

16) a) Prior to any above ground works, a scheme shall be submitted to acoustically insulate and limit the breakout of noise from the uses hereby approved in accordance a noise study of the premises and a scheme of acoustic treatment, including measurements that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall then be implemented in full before the use hereby approved commences.

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

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

17) a) Prior to the installation of any externally mounted ancillary equipment, this equipment shall be acoustically insulated in accordance with a scheme 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 equipment.

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.

b) Upon completion of the development and within 6 months of the equipment becoming operational, 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 above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

18) a) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the works to each of the existing windows and window openings, shall be submitted to and formally approved in writing by the City Council as Local Planning Authority prior to the commencement of any works to the works to the elevations of the retained buildings.

b) Full details of works to retained windows shall include a condition survey and method statement clarifying how the retained windows will be repaired.

c) Full details of replacement windows/reinstated windows shall include detailed scaled drawings, including cross sections showing the replacement windows in comparison to existing original examples of windows at the property or researched examples where such window does not exist.

d) Any removal of historic windows shall require assessment, justification and evidence of disrepair preventing reuse, which shall include a condition survey and method statement for the removal and clarification of how the windows affected will be reused.

e) The works to windows shall be carried out only as agreed in accordance with the approved details and shall be completed prior to first occupation of the development hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

19) Prior to the use of the ground floor retail unit a scheme for the storage (including segregated waste recycling) and disposal of refuse from this use 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 (This shall apply to any subsequent change of use within Class E).

New developments shall have refuse storage space for segregated waste collection and recycling. Internal storage areas are required.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

20) The Class E uses hereby approved shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority before the commencement of the use of the development hereby approved. The uses hereby approved shall not operate outside of the approved opening hours.

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.

21) The 10th floor external terrace hereby approved shall only be used in accordance with a schedule of days and hours of operation, occupier capacity and use, which shall be submitted to and approved in writing by the City Council as local planning authority before the first use of the development hereby approved. The terraces hereby approved shall not operate outside of the approved opening hours and there shall be no use of speakers, amplified sounds, or any music in these external areas at any time.

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.

22) No part of the development shall be occupied unless and until details of a servicing strategy (deliveries, collections, and ad-hoc maintenance) to detail final arrangements in relation to both refuse collection and deliveries has been submitted to and approved in writing by the City Council as local planning authority. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/unloading. Any approved Strategy shall be implemented in full at all times when the development hereby approved is in use.

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.

23) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- a) The tree planting along King Street West.
- b) The provision of a loading bay on the east side of St. Mary's Parsonage.
- c) All works to the adopted highway, including footway improvements.

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

Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)

24) The development shall be carried out in accordance with the framework travel plan stamped as received by the City Council, as Local Planning Authority, on the 23 September 2022.

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

- i. the measures proposed to be taken to reduce dependency on the private car by those working at the development.
- ii. a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time
- iii. mechanisms for the implementation of the measures to reduce dependency on the private car
- iv. measures for the delivery of specified travel plan services
- v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

25) No part of the development shall be occupied until the space and facilities for the parking of a minimum of 92 bicycles have been provided within the basement of the building. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

26) Prior to the first use of the single commercial unit as indicated on drawing B1_02_2200 Rev B stamped as received by the City Council, as Local Planning Authority, on the 17 April 2023, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall only be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of the commercial unit and thereafter retained and maintained in situ.

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

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

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

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

Prior to the first occupation of the development a verification report for any external lighting will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and a timescale for the correction of any instances of non-compliance.

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

28) a) Prior to the commencement of development, a detailed phasing plan for the landscaping shown on drawing referenced 2951-PLA-GF-XX-DR-L-0001 Rev P04 (including indicative timescales for implementation of the landscaping of Smithy Lane, Garden Lane and Dunlop Street) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed.

b) The approved scheme for King Street West, St Mary's Parsonage, the courtyard and the land beneath all archways and historic door openings shall be implemented prior to first occupation of the development hereby approved. All other areas of landscaping shown on drawing referenced 2951-PLA-GF-XX-DR-L-0001 Rev P04 shall be implemented in accordance with the agreed phasing plan (part a).

c) Notwithstanding the information detailed within Condition 2 of this application and prior to the commencement of any landscaping works full and final details of the landscaping scheme, including the landscaping of the courtyard and the land beneath all archways and historic door openings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The following information shall be submitted:

- i. Samples and specifications of all materials to be used in the landscaping and jointing and fixing details between all component materials.
- ii. Details of planting species and soft landscaping design.
- iii. Details of the inclusion of age friendly measures.
- iv. Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.
- v. A strategy for quality control management and maintenance.

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

Reason - To ensure that a satisfactory measures to enhance biodiversity and provide age friendly measures are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

29) Notwithstanding the information detailed within Condition 2 of this application, full details of all new external doors and glazing, including blocked openings shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to implement these elements commencing on site.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

30) Notwithstanding the information detailed within Condition 2 of this application, full details of all new and/or replacement rainwater goods, including materials and finishes and details of the rainwater goods to be removed shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of any rainwater goods.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle

of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

31) Notwithstanding the information detailed within Condition 2 of this application, full details of all works to external historic features and finishes, including doors, stonework, cobblestones and brickwork etc. shall be submitted to and approved in writing by the City Council as local planning authority prior to any works commencing to those elements.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

32) a) Prior to first occupation of the completed development hereby approved, final details including samples and specifications of the materials, including natural stone or other high-quality materials to be used in the repair or improvement of the affected footpaths and for the areas between the pavement and the line of the proposed building on all site boundaries; shall be submitted and approved in writing by the City Council as Local Planning Authority.

b) The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

33) a) The 4no. proposed street trees on King Street West (as shown on drawing referenced 2951-PLA-GF-XX-DR-L-0001 Rev P04) shall be implemented not later than 3 months from the date the proposed building is first occupied.

b) The timescales for implementation of the additional 14no. street trees on Smithy Lane and Garden Lane (as shown on drawing referenced 2951-PLA-GF-XX-DR-L-0001 Rev P04) shall be submitted for approval in writing by the City Council, as Local Planning Authority before the development hereby approved commences. The 14no. trees shall then be implemented in accordance with the timescales agreed.

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

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development

Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

34) a). Three months prior to the first occupation of the development, a Local Labour Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted to and approved in writing by the City Council, as Local Planning Authority. In this condition a Local Labour Proposal means a document which includes:

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

The approved document shall be implemented as part of the occupation of the development.

(b). Within 6 months of the first occupation of the development, a Local Labour Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Any Local Labour Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

Reason - To ensure that the application honours their commitment to recruit local labour and to understand the impact of this pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)

35) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority before the development hereby approved is first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the Northwest (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

36) The development shall be carried out in accordance with the Crime Impact Statement referenced 2022/0017/CIS/02 Version A dated 27 July 2022. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation confirming achievement of Bronze, Silver or Gold accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

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

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

38) Following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable, but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

39) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

40) When the development is operational, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00, Sunday/Bank Holiday.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

41) The scheme for the storage (including segregated waste recycling) and disposal of refuse for the office use (Class E) as detailed within Section 16.1 and 16.3 of the Design and Access Statement prepared by Jon Matthews Architects dated September 2022 and within the completed Waste Management Proforma dated 14/09/2022 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

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

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

43) The windows at ground level, fronting onto King Street West, St Mary's Parsonage, Garden Lane, and Smithy Lane shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

44) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the rooves other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

45) The ground floor commercial unit as shown on drawing 10133-SHP- Z1- 00- PL- A-B5D8- G200- 0001 03 received by the City Council, as Local Planning Authority, on the 6 October 2022, shall remain as a separate unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

46) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the building hereby approved shall only be used for offices (Use Class Egi) and the flexible commercial unit at Ground floor Level shall only be used for Use Classes E a, b, c, e, f, (excluding convenience retail).

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

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Date: 8 September 2023

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

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

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

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

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