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Memo

Date:	29 June 2023
To:	Angela Leckie
From:	Michael Percival
Subject	Poulton – Planning Conditions

The purpose of this note is to provide details of the background to the above Site, the recently made Full Planning Application, and a summary of the planning conditions that ought to be attached to any future decision notice based on the background and revised scheme details.

Background and summary

The proposals, applied for by Full Planning Permission, reflect an amended design for "The Poulton" relative to that which was approved in November 2021 as one clearly identified phase of Planning Permission Ref. 132255/JO/2021. The extant approved scheme (Planning Permission Ref. 132255/JO/2021) relates to a 9-storey office building to provide 11,142 sq. m. (GEA) office with ground and basement floor commercial spaces (Use Class E).

The revised proposals are submitted following a period of design development and further consultation with the Local Planning Authority, to improve the proposals in terms of activation, external appearance, sustainability, and overall commercial appeal. It has been agreed that the changes necessitate the requirement to submit a new Full Planning Application with the Local Planning Authority due to the extent of these changes, but the principle of development is broadly the same.

The previously applied planning conditions attached to 132255/JO/2021 have been used as a basis for the conditions to be applied to any new planning permission, which have been set out below for completeness.

Planning Conditions

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

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

   1811-BA-XX-00-DR-P-0002 Rev C (Planning, Contextual Ground floor plan, Proposed); 1811-BA-XX-99 DR-A-P-0099 Rev C Basement floor plan; 1811-BA-XX-00-DR-A-P-0100 Rev D Ground floor plan; 1811-BA-XX-01-DR-A-P-0101 Rev B First floor / mezzanine plan; 1811-BA-XX-02-DR-A-P-0102 Rev C Typical floor plan for level 2; 1811-BA-XX-02-DR-A-P-0103 Rev C Typical floor plan for level 3; 1811-BA-XX-02-DR-A-P-0104 Rev C Typical floor plan for level 4; 1811-BA-XX-02-DR-A-P-0105 Rev C Typical floor plan for level 5; 1811-BA-XX-06-DR-A-P-0106 Rev B Sixth floor plan; 1811-BA-XX-06-DR-A-P-0107 Rev B Seventh floor plan; 1811-BA-XX-08-DR A-P-0108 Rev B Eighth floor plan; 1811-BA-XX-09-DR-A-P-0109 Rev B Ninth floor plan; 1811-BA-XX-

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10-DR-A-P-0110 Rev B Roof plan; 1811-BA-XX-AA-DR-A-P-0210 Rev C Section proposed; 1811-BA-XX-NN-DR-A-P-0310 Rev B North elevation; 1811-BA-XX-EE-DR-A-P-0320 Rev C East elevation; 1811-BA-XX-SS-DR-A-P-0330 Rev C South elevation; 1811-BA-XX-WW-DR-A-P-0340 Rev C West elevation; 1811-BA-XX-ZZ DR A-P-0410 Rev B Bay Study, Typical type 1a; 1811-BA-XX-ZZ-DR-A-P-0411 Rev B Bay Study, Foyer type 2b; 1811-BA-XX-ZZ-DR-A- P-0440 Rev B Bay Study, Main entrance type 2c; 0436-SEW-ZZ-ZZ-DR-L-001103 Rev P03 (Baring Street Office No. 1, Landscape General Arrangement); SURFACE WATER DRAINAGE PLAN 1076-03-CE-YY-XX-DR-D-GA-001 Rev 04; Recommendations and Targets set out within Buro Happold's Mayfield Ecology Strategy with Biodiversity Net Gain calculations - Phase 1 Dated 26 September 2019; Mayfield-Baring Street Office 1 issued by JY Waste management and servicing strategy (Waste Only) dated 20-12-19; Noise Targets (Offices) within Appendix 6.3 (WSP) Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate; Mitigation Measures in relation to Air Quality as set out in Sections 8.112 to 8.116 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate; Mitigation Measures in relation to Wind as set out in Sections 12.115 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate; Recommendations including mitigation measures within Section 5, as set out within the Buro Happold Flood Risk Assessment; Additional Mitigation Measures detailed within table 17.1 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate; Recommendations within the Crime Impact Assessment Version A dated 04-09-19 (Offices) as updated by (a) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold [Reference 035548 dated 10 August 2017, (previously submitted as Appendix 10.2 ES Volume 2)] as superseded by (b) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting Ltd [Revision R3 dated December 2020 (Revised 11/03/2021)]; (c) Phase 2 Site Investigation - Freight Island Event Space prepared by RoC Consulting [Revision 0 dated 23/02/2021]; (d) Phase 2 Site Investigation - Plots O & N, Mayfield prepared by RoC Consulting Ltd [Revision R3 dated 18/11/2020]; (e) Water Monitoring Report Analytical report prepared by i2 Analytical Ltd. [Number: 21-62916 Revision 1 dated 23/03/2021]; (f) Phase 3A Remediation Strategy - Mayfield Park prepared by RoC Consulting [Revision R2 dated December 2020 (Revised 16/03/2021)]; (g) Remediation And Enabling Works Validation Report for Mayfield Park, Plots M, N and O, dated November 2021 prepared by E3P (h) Explosive Ordnance Threat Assessment and an Explosive Ordnance Threat Mitigation Strategy, prepared by Planit; (i) Stage 4 Drainage Strategy prepared by Buro Happold [Rev. P07 dated 1 March 2021] and Deloittes e-mail dated 04-03-21; as updated and supplemented by (j) Buro Happold Technical Note 20 April 2021 Rev 03 - Information to Support Discharge of Condition 66; and (k) Hydraulic Modelling - Mayfield Park Full Build Out (Technical Note) Rev 02; and (l) Technical Note - Hydraulic Modelling Mayfield Park Design Changes Revision 01 dated 11 February 2022; (m) Construction Management Plan - Mayfield Enabling Works (Phase A) prepared by P.P. O'Connor; (n) Planning Statement Addendum dated June 2023 prepared by Deloitte Real Estate; EIA Addendum Volume 1 and Volume 2 prepared by Deloitte Real Estate dated October 2021, EIA Statement of Compliance dated June 2023.

3) Prior to the first occupation of the development hereby approved, details of the following relevant footpath and highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

4) The development, hereby approved, shall be carried out fully in accordance with the approved Explosive Ordnance Threat Assessment and an Explosive Ordnance Threat Mitigation Strategy, prepared by Planit, discharged under CDN/20/0690 on 28 May 2021. If, at any time during development, high risk UXO not previously identified is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated

5) The development, hereby approved, shall be carried out fully in accordance with the following:

(a) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold, [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2]; (b) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting [Revision R3 dated December 2020 (Revised 11/03/2021)]; (c) Phase 2 Site Investigation (Freight Island Event Space - Phase X) prepared by RoC Consulting [Revision 0 dated 23/02/2021]; (d) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; and (e) Water Monitoring Report Mayfield Depot Analytical report prepared by i2 Analytica [Number: 21-62916, Issue No: 1. l Ltd. 23/03/2021]; and (f) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021]; discharged under CDN/20/0690 on 28 May 2021; and (g) Well Investigation and Treatment Technical Note, Buro Happold, 3 February 2022; to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site and identify risks that merit further investigation in order to set out details that are required to remediate the land.

6) The development, hereby approved, shall be carried out fully in accordance with the WSI prepared by Salford Archaeology and two plans showing the proposed locations of the archaeological evaluation trenches (Mayfield Phase A - Part 1 and Mayfield Phase A - Part 2) discharged under CDN/20/0690; and the Mayfield Archaeology Dissemination and Interpretation Scheme dated 08 March 2022.

7) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

8) No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are known or suspected to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

9) 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; and

   (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.

10) The development hereby approved shall be carried out in accordance with the Local Economic and Social Benefit Strategy for Mayfield (Construction Phase) prepared by Deloitte dated 26 January 2022. This includes a requirement to report back to the City quarterly during the construction phase on outputs and outcomes.

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

12) Prior to commencement of the development hereby approved, a Sustainability Strategy shall be submitted and agreed in writing by Manchester City Council. This will detail how Mayfield will maximise the social, environmental, and economic benefits for the City of Manchester, with reference to the Phase 1

Sustainability Statement (Application 1) 27 September 2019 as a reference document. This will include a reporting mechanism back to the City Council. The strategy should also consider how Mayfield can: *Remove health inequalities and enable more healthy lifestyles; * Align with the Play Strategy with Manchester Joint Health & Wellbeing Strategy; and * Local Labour or Recruitment Plan which outlines the immediate and future staffing of the approved end use

13) The development hereby approved shall be carried out in accordance with (a) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2]; (b) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; (c) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021].; and (d) the Remediation and Enabling Works Validation Report for Mayfield Park, Plots M, N and O prepared by E3P [Ref.: 14-575-R1-Rev 1 dated November 2021], approved in writing by the Local Planning Authority, confirming the results of the remediation strategy.

14) Notwithstanding the details submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Samples and specifications of all materials to be used on all external elevations and drawings to illustrate details of full sized sample panels 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 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; and"

- The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

15) Prior to the commencement of Phase E of the development (as detailed in condition 3 above) a detailed construction 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;

*Display of an emergency contact number;

*Details of Wheel Washing;

*Dust suppression measures;

*Compound locations where relevant;

*Location, removal and recycling of waste;

*Routing strategy and swept path analysis;

*Parking of construction vehicles and staff;

*Sheeting over of construction vehicles;

*Details of how measures in relation to safe working near to Metrolink will be complied with;

*Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

16) Prior to commencement development, a Strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored shall be submitted to and approved in writing by the City Council as Local Planning Authority, with reference to the Principle of Ambition set out on Page 20 of the Phase 1 Sustainability Statement (Application 1) 27 September 2019 Mayfield Sustainability Statement (Phase 1A) (27.09.2019).

16b) Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

17) The development hereby approved shall be carried out in accordance with the Baring Street Office 1 Mayfield, Manchester, Sustainability Energy Strategy prepared by Hoare Lea dated May 2023. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

18) Prior to occupation of the development, a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the offices; to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved noise insulation scheme shall be completed before each of the approved uses commence.

    18 B) Within 6 months of occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise 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 agreed noise criteria. The approved scheme shall remain operational thereafter."

19) Prior to occupation of the development, a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with each commercial unit; to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved noise insulation scheme shall be completed before each of the approved uses commence.

    19 B) Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise 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 agreed noise criteria. The approved scheme shall remain operational thereafter."

20) Before the development hereby approved commences a scheme for acoustically insulating any office, café, Restaurant or drinking establishment, against noise from adjacent roads, and any noise transfer from the uses to the offices above, shall be submitted to and approved in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and

125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The approved noise insulation scheme shall be completed before each of the approved uses commence. Within 6 months of occupation, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise 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 agreed noise criteria.

21) The ground floor commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit 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.

22) Before each ground floor use hereby approved commences, details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.

23) Before each ground floor use commences final details of the method of extraction of any fumes, vapours and odours from any kitchen within the communal facilities shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

    Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval."

24) Prior to implementation of any proposed lighting scheme, details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

    If any lighting within Phase E (as detailed in condition 3 above) 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.

25) Before the development hereby approved commences, a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of first commences.

26) Any Deliveries, servicing and collections associated with the management of the building and ancillary uses associated with the development hereby approved, including waste collections, shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays"

27) Prior to occupation, a servicing strategy for the building shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents. Servicing shall be carried out in accordance with the approved management plan.

28) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

29) The development hereby approved shall be carried out in accordance with the Crime Impact Assessment Version A dated 04-09-19 (Office). 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.

30) The development hereby approved shall be carried out in accordance with Appendix 7.2 Framework Travel Plan within the Mayfield Phase 1: EIA Volume 2. Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) below shall be submitted to and approved in writing by the City Council as local planning authority. In this condition a travel plan means a document that includes the following:

    i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development;

    ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development 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;

    vi) measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington;

    vii) details of cycle parking within the public realm

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.

31) Prior to the commencement of development, a programme for submission of final details of the public realm works and highway works shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

    (a) Final details of the any required wind mitigation measures as set out in the Mayfield Phase 1: EIA Volume 1 and 2 dated September 2019 and subsequent EIA Addendums;

(b) Details of all hard landscaping works (to include use of natural stone or other high quality materials);

(c) Details of all soft landscaping works, (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;

(e) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and bricks and bird boxes;

(f) Location and design of all street furniture including seating, bins, bollards, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g) Lighting around the site;

(h) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and

(i) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all;

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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

33) Prior to occupation of any of the commercial units, details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

34) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

35) The commercial units as indicated on drawing 1811-BA-XX-00-DR-A-P-0100 REV D can be occupied as Class E development. The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

36) In the event that any of the commercial units, as indicated on drawing 1811-BA-XX-00-DR-A-P-0100 REV D are occupied as a restaurant or bar, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

    Management of patrons and control of external areas. For the avoidance of doubt this shall include:

    *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

    *Details of a Dispersal Procedure

    * Mechanism for ensuring windows and doors remain closed after 9pm

    The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

37) Before the building is first brought into use details of a Management Strategy for the building including details of on-site management and security shall be submitted to and approved in writing by the City Council as Local Planning Authority.