

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132952/JO/2022

Date registered valid: 30 March 2022

Proposal: Variation of Condition 2 (Approved Drawings and Documents, including amendments to design details of ground floor to provide for food and drink use), Condition 5 (Soft Landscaping) and Condition 8 (CMP) attached to Planning Permission ref: 126648/FO/2020

Address: Water Street, Manchester, M3 4JQ

Ward(s): Deansgate Ward

Applicant: Union Living Limited 2

Agent (if any): Mr Niall Alcock Deloitte

Case officer: David
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Recommendation: Approve

Date of recommendation: 12 April 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit:

Standard consultations:

Printed: 11 April 2022 Expired: 2 May 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The application site, known as T2, is 0.67 ha and bounded by the River Irwell, a canal basin arm to the north, with the Grade II Victoria and Albert Hotel beyond, Water Street to the east and Princes Bridge to the South. Access is gained from Water Street.

The site is within the Castlefield Conservation Area and is part of a Masterplan and Strategic Regeneration Framework for St John's. It does not contain any listed structures. Spinningfields is immediately to the north and Castlefield to the south. Beyond St John is to the east is Deansgate. There are offices and hotels on the opposite side of the river in Salford where a number of mixed-use regeneration initiatives are underway.

Description of development

Planning permission is sought for minor material amendments to Planning Permission Ref. 126648/FO/2020 for construction of a 36 storey plus basement level mixed use building comprising co-living apartments, amenity space and flexible commercial space (Sui Generis), co-working space (Use Class B1), landscaping, access and other associated works.

The Applicant is Vita Living T2 Limited ("the Applicant"), a wholly owned subsidiary of Vita Group. Manchester City Council Planning and Highways Committee determined to grant

planning permission ref.126648/FO/2020 on 30th July 2020. Following completion of a Section 106 agreement, the Decision Notice was issued on 16 November 2021. The approved Description of Development as written on the Decision Notice is:

"Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works."

The approved development has since undergone a process of detailed design and refinement as the Applicant has progressed the project to begin construction in April 2022. As part of this process, the Applicant has worked closely with the St John's master developer - Allied London - to define and enhance the ground floor commercial space such that it makes a positive contribution to Union and the Enterprise City neighbourhood. The resulting changes to the approved development are considered to be material to the determination of the approved development therefore require an amendment application.

Variation of Condition 2 - Approved Drawings and Documents

The provision of high-quality retail, leisure and public realm have always been recognised as key to creating an attractive, diverse and vibrant neighbourhood at St John's. The proposed amendments, as described below, are minor in nature and will act to further enhance the commercial offering and public realm at St John's. The Green Room will complement the commercial offer for the Factory, a major new visitor attraction in the City, whilst adding further external amenity space for residents at Vita Living T2.

Ground Floor Amendments

The approved sui generis use class includes co-living accommodation on upper floors, dedicated residents' amenity on level 1 and carefully curated flexible commercial space at ground floor, integrated with the residents' lobby. When the original consent was approved the exact use of that space was unknown, but it was envisaged to be either a food and drink (F&B) or retail use. For robustness, the approved assessments for servicing, noise and ventilation assumed a "worst-case" scenario, whereby the commercial area overlooking the River Irwell was occupied by an F&B outlet.

Vita has agreed an option for the master-developer of St John's, Allied London, to occupy and operate the unit. Allied London has developed the concept of the Green Room, an expressed ground floor F&B offering that maximises the frontage along the River Irwell and it is tailored to fit perfectly with the Union Vita Living concept and the broader aspirations for St Johns Enterprise City. The Green Room will be accessible directly from the residents' lobby and to the general public via a separate dedicated access, as originally envisaged.

Together, introduction of the Green Room, associated changes to the internal layout and external appearance and some further amends driven by detailed design work, lead to the following amendments to the approved development:

- o extension to the existing flexible commercial space at ground floor level;
- o slight amendments to the access arrangements, moving the entranceway from Water Street, to the south of the building;
- o creation of a double height space in the ground floor flexible commercial space, through the reduction of the mezzanine level;

- o reduction of the plant room size and relocation of the post-room to the retained mezzanine level;

- o at ground floor level, an external seating area is introduced to the north of the extended commercial space with a canopy above. The extended footprint of the building to accommodate the Green Room results in the removal of the external seating area to the west of the building and the reduction in scale of the external seating area to the south of the building.

- o inclusion of residents' external amenity space overlooking the River Irwell on a new roof terrace created on top of the extended ground floor; and

- o Amendments to the landscaping around the building, resulting from the extended footprint of the building, evolved detailed landscape design and the changed road layout along Water Street developed between MCC and Allied London.

Extended Commercial Offering

The ground floor of the building will be extended to create a new expressed, double-height unit extending the frontage of the building along the River Irwell. The approved flexible commercial mezzanine space is removed. There is no net change in flexible commercial floorspace at ground and mezzanine level. The proposed F&B usage falls within the definition of flexible commercial floorspace approved in the planning permission.

Roof Terraces

The expressed ground floor creates an opportunity to create two new roof terraces overlooking the River Irwell. Together these will extend to c.230 sq m external amenity space. This will be used solely as private external amenity space for Vita Living T2 residents. The terraces will be accessed via the internal residents' amenity space on Level 01 of the building, with doors to access the terraces located on the south and north elevations. The use of the terraces will be managed in line with the operational management plan, including restriction on hours to protect residential amenity.

Landscaping

The public realm around the building will be amended to integrate with the extended building footprint. The amendments relate to the approach to the canal basin, including new access arrangements and planting. The western terrace has been replaced by the extension to the ground floor and the external canopy to the south elevation has been reduced. The stepped terrace access to the south of the building has also been replaced with a terrace and ramped access from Water Street. A new terrace will be created with outdoor seating and a canopy to the north elevation to serve patrons of the Green Room.

To facilitate the extended building footprint and associated circulation, the number of trees proposed has now been reduced from 54 trees to 35. The number of proposed trees within the site was significantly increased during the detailed design of the approved scheme to address wind mitigation in the temporary scenario before committed developments are delivered. The revised ground-floor layout, together with the evolved landscaping around Festival Square, have allowed these mitigations to be reduced to allow for a more appropriate landscaping solution that integrates with the wider masterplan. It is envisaged that this will evolve further as the St John's masterplan completes, particularly should the T3 site come forward for development.

The Riverside Walkway to the west of the building is retained. This space is enhanced by removal of the corner element of the building, which over-sails the walkway. Access to the canal

basin is amended to incorporate the extended footprint, including partial retention, re-alignment and restoration of the existing steps and ramp down to the basin.

Form and Materiality

The proposed extension will sit neatly at the base of T2 and has been purposefully designed to be read as a separate design element. The façade of the expressed F&B unit will be clad in a green ceramic material to create a distinctive distinct and individual component of the building, sign-posting the use within. The architectural expression reflects the 'grid' concept of the T2 façade and the emerging vernacular around St Johns, including Manchester Goods Yard. The ground floor to level 01 floor to floor height is reduced and the windows to level 01 are slightly increased in height. This results in a nett reduction in height of c.1m, from 139.88m AOD to 138.83m AOD. The façade grid at Level 01 is amended to integrate with the revised ground floor elevations.

Analysis of proposed changes.

Essentially the proposed changes involve a new commercial area at ground floor and mezzanine level, with a new entrance to commercial unit. This will amend the design and appearance of the lower part of the building, particularly the elevation facing the river Irwell. The changes also involve a terrace with outdoor seating to the north and west elevation and the introduction of roof terraces at level 1 to the roof of the proposed new commercial extension

The design of the extension has been subject to discussions with officers prior to the submission of this application, and is considered satisfactory.

The façade of the unit, to be known as 'The Green Room, would be clad in a green ceramic material to create a distinctive, distinct and individual component of the building, indicating that it provides a separate use from the primary Co-living use of the building. In terms of the elevations, the relationship between the windows and solid area reflects the 'grid' concept of the upper parts of the T2 façade, together with related designs elsewhere in St Johns, including Manchester Goods Yard.

The design amendments to external areas take account of the extended building footprint. The riverside walkway is retained, with revisions relating to the approach to the canal basin, including new access arrangements, and restoration of the existing steps and ramp down to the basin. This public realm improvement has long been an aspiration within the overall plans for St Johns.

In order to ensure the satisfactory appearance of external areas, Conditions 3, 4 and 5 require a programme of submissions for elevations, hard landscaping and planted areas, and subsequent approval of all materials. These conditions were included in the original consent with the programme of submissions previously discharged by application CDN/22/0059. These conditions remain because a revised programme which takes into account the proposed amendments is required. The approval of all materials is also necessary.

The inclusion of a commercial unit in this location will also add to the overall offer of St Johns, and create additional vibrancy and activity, benefitting the wider area.

Regarding wind, the proposal would have an insignificant impact, with external areas enjoying suitable conditions.

In relation to noise, residential amenity is expected to be maintained at all properties close to the commercial unit, given the proposed location of external seating and capacity.

Air quality remains acceptable, with proposals unlikely to affect the conclusions of previous assessments.

Regarding heritage, the proposals will not change the conclusions of the ES Chapter which identified minor adverse impacts to the historic built environment.

Variation to Condition 5 - Soft Landscaping

As part of the design process for the Proposed Development, there have been ongoing discussions with the project team in relation to Condition 5. As currently drafted, these conditions are not fully aligned with the project programme and the availability of technical details. This application is therefore submitted with a view to amending the wording accordingly and to facilitate the implementation of the permission.

The rationale and details of the proposed amended wording is set out below:

"a) No part of the development, other than enabling works comprising piling and construction of the substructure shall commence until a programme for issue of soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of all planters together with full details of all planting arrangements, including trees.

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

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 SP1 and DM1 of the Core Strategy"

To align with the programme of development, it is necessary to alter the trigger point of the condition wording to be reflective of the projected programme trajectory and better align with the project timescales. This amendment would bring the project in line with the wording of the T1 conditions.

Variation to Condition 8 - Crime Impact Statement

the following amendment to Condition 8 has also been requested:

"The development shall be carried out in accordance with the Crime Impact Statement Reference 0589/CIS/04 Version A dated 18.03.20. 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."

Description of area

Description of development

Consultations & Notification Responses

Env Health - No objections
Highways - No objections
GMP - No comments recd

Issues

The original planning consent met the requirements of all relevant policies included in NPPF, Core Strategy and Saved UDP policies. The proposed revision also meets the policy requirements previously referred to.

Subsequent to granting of the original planning consent on 16th November 2021, (ref:126648/FO/2020), a number of conditions have been discharged (ref:CDN/22/0059), and these have been referenced in the decision notice of the current application. For reference, the conditions shown as discharged in this application are c.14 (CMP), c.15 (Construction Hours), C.20 (Piling), c.30 (Remediation), c.33 (Archaeology), c.39 (Wheel Washing), and c.41 (RMS).

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. There were no such issues that needed to be dealt with in respect of this application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of the original planning permission ref:126648/FO/2020 i.e 16.11.2021.

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 (received 30th March 2022) and documents (received 18th February 2022):

6555-P-B500-P-00-001 G VITA T2 - SITE PLAN
6555-P-B500-P-00-100 F VITA T2 - SITE BOUNDARY PLAN
6555-P-B500-P-B E VITA T2 -BASEMENT FLOOR PLAN
6555-P-B500-P-00 H VITA T2 - GROUND FLOOR PLAN
6555-P-B500-P-01 E VITA T2 - FIRST FLOOR PLAN
6555-P-B500-P-M E VITA T2 - MEZZANINE FLOOR PLAN
6555-P-B500-P-TYP-001 C VITA T2 - LEVELS 02-04 GA PLAN
6555-P-B500-P-TYP-002 C VITA T2 - LEVEL 08 GA PLAN
6555-P-B500-P-TYP-003 C VITA T2 - TYPICAL LEVELS 09-11 15-18 22-25 29 -35 GA PLAN
6555-P-B500-P-TYP-004 A VITA T2 - TYPICAL LEVELS 05-07 GA PLAN
6555-P-B500-P-TYP-005 A VITA T2 - TYPICAL LEVELS 12-14 19-21 -26-28 GA PLAN
6555-P-B500-P-LRF B VITA T2 - LOWER ROOF GA PLAN
6555-P-B500-P-URF C VITA T2 - UPPER ROOF GA PLAN
6555-P-B500-E-N F VITA T2 - NORTH ELEVATION
6555-P-B500-E-S F VITA T2 - SOUTH ELEVATION
6555-P-B500-E-E G VITA T2 - EAST ELEVATION
6555-P-B500-E-W E VITA T2 - WEST ELEVATION
6555-P-B500-E-N-001 D VITA T2 - PROPOSED NORTH CONTEXTUAL ELEVATION
6555-P-B500-E-S-001 D VITA T2 - PROPOSED SOUTH CONTEXTUAL ELEVATION
6555-P-B500-E-E-001 E VITA T2 - PROPOSED EAST CONTEXTUAL ELEVATION
6555-P-B500-E-W-001 C VITA T2 - PROPOSED WEST CONTEXTUAL ELEVATION
6555-P-B500-S-AA D VITA T2 - SECTION AA
6555-P-B500-S-BB D VITA T2 - SECTION BB
6555-P-B500-A-001 C VITA T2 - TYPICAL FAÇADE DETAILS LEVEL 00
6555-P-B500-A-002 A VITA T2 - TYPICAL FAÇADE DETAILS LEVEL 00 COMMERCIAL UNIT
6555-P-B500-A-011 B VITA T2 - TYPICAL FAÇADE DETAILS LEVEL 01-04
6555-P-B500-A-021 B VITA T2 - TYPICAL FAÇADE DETAILS TYPICAL APARTMENT / CO LIVING LEVELS
6555-P-B500-A-051 B VITA T2 - TYPICAL FAÇADE DETAILS ROOF LEVEL
General Arrangements Key Plan T2-EXA-G710-PL-XX-00100, prepared by Exterior Architecture;
Illustrative General Arrangement SJQ-702-EXA-XX-L00-DR-L-000101, prepared by Exterior Architecture.

External Seating Noise Study (March 2021) prepared by Fisher Acoustics;
Air Quality Design Note (January 2021) prepared by Hilson Moran;

Daylight and Sunlight Note (January 2021) prepared by Watts;
Built Heritage Note (January 2021) prepared by Stephen Levrant Heritage Architecture;
Transport Statement (January 2021) prepared by Vectos;
Waste & Servicing Strategy (January 2022) prepared by Vectos;
Wind Microclimate Report (March 2021) prepared by Urban Microclimate.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy policies DM1 and SP1.

3) a) Within two months of the date of this consent, a programme for the issue of samples and specifications of all material to be used on all external elevations of the building shall be submitted to and approved in writing by the City Council, as local planning authority.

b) Samples and specifications of all materials to be used on all external elevations to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

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.

4) a) Within two months of the date of this consent, a programme for the issue of samples and specifications of all hard landscape materials, including seating and other items of street furniture together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.

b) Samples and specifications of all hard landscape materials shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

c) The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

5) a) Within two months of the date of this consent, a programme for issue of soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of all planters together with full details of all planting arrangements, including trees.

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

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 SP1 and DM1 of the Core Strategy"

6) Full details of all external seating areas within the development shall be submitted to, and approved in writing by the City Council, as local planning authority, prior to the first occupation of ground floor flexible commercial space to which the external seating areas relate. The details shall include areas to be used for the consumption of food and drink, means of demarcation, furniture, lighting, signage and a schedule of days and hours of operation. The approved details shall be implemented prior to the first occupation of the development and thereafter retained.

Reason - In the interests of visual amenity, and to safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

7) Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways within and around the site, including Water Street, shall be submitted to and approved in writing by the City Council as local planning authority.

All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

8) The development shall be carried out in accordance with the Crime Impact Statement Reference 0589/CIS/04 Version A dated 18.03.20. 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.

Reason - To ensure that the details of the development are satisfactory, pursuant to policy DM 1 of the Core Strategy.

9) All areas of commercial space shall not be occupied unless and until the opening hours of such commercial areas have been agreed in writing by the City Council as local planning authority. The hours shall be implemented upon the first use of the commercial space. Those uses shall thereafter not open outside the approved hours.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved UDP policy DC 26.1 and policies SP1 and DM1 of the Core Strategy.

10) No amplified sound or any music shall be produced or played in any external areas of the site at any time.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

11) Before first occupation of the building full details of a Management and Maintenance Strategy for the external areas of the development, including planting arrangements, boundary treatments, furniture and lighting, shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained for as long as the development remains in use.

Reason: In the interests of visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

12) The development hereby approved shall include a lighting scheme for the development, including the illumination of any part of the building and all areas of public realm during the period between dusk and dawn.

Full details of such a scheme, including lighting columns and fittings, level and type of illumination, and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to, and approved in writing by the City Council as local planning authority before the lighting scheme is implemented. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme shall be implemented in full before any part of the development is first occupied.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

13) 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 commences; any works approved shall be implemented before the use commences.

b) Prior to the first operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 noise criteria have 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.

Mixed use schemes shall ensure appropriate ventilation in the form of 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. Alternative ventilation including carbon or water filters will be required if extraction is to be provided at the ground floor level.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Core Strategy Policy DM1

14) The development hereby approved shall be carried out in accordance with the construction management plan dated 25 January 2022 (as approved under CDN/22/0059).

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

15) a) Before the flexible commercial space hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the development and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) 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 should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to use of the development 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 acceptable criteria have 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.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

16) a) Before the development commences, other than enabling works comprising piling and construction of the sub structure commences, a scheme for acoustically insulating the proposed co-living accommodation against noise from the nearby road network shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the co-living dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB LAmax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq

Due to the proximity of the development to the Ordsall Chord it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise should also be factored into the assessment and design.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

17) a) 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.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority, prior to installation, in order to secure a reduction in the level of noise emanating from the site.

External plant shall not be brought into use until an emergency plant noise testing schedule has been submitted to, and approved in writing by, the City Council, as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 noise criteria have 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

18) No construction, other than enabling works comprising piling and construction of the sub structure commences, shall commence unless and until full details of all wind mitigation measures, if required, have been submitted to and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested, and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable.

Reason - To ensure that the details of the development are satisfactory, pursuant to policy DM 1 of the Core Strategy.

19) The piling shall be carried out in accordance with the piling risk assessment prepared by Curtins dated 20 December 2021 (as approved under CDN/22/0059).

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Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14, EN17 and DM1.

20) Prior to occupation of the co-living use, a Residents Management Strategy shall be submitted to, and approved in writing by, the City Council, as local planning authority. The Residents Management Strategy shall include details of maintenance, security, energy management, janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries. The approved strategy shall be implemented upon the first use of the development and thereafter retained and maintained for as long as the development remains in use.

Reason: To ensure the development is managed in interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

21) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

22) The development hereby approved shall not be occupied unless and until surface water management has been implemented in accordance with the Flood Risk and Drainage Summary, Curtins, 18 March 2020 (071297-CUR-00-XX-RP-C-92001-V03) and an assessment of overland flow routes to include inlets, finished floor levels, ground levels and entrances of the buildings is submitted and approved in writing by the Local Planning Authority

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

23) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

24) No development, other than enabling works comprising piling and construction of the sub structure shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, in association with all co-working and flexible commercial space, have been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented upon the first use of the development and shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

25) No development, other than enabling works comprising demolition, piling and construction of the sub structure, shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, in association with the co-living units, have been submitted to and approved in writing by the City Council as local planning authority. The details

of the approved scheme shall be implemented upon the first use of the development and shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

26) The development shall not be occupied until cycle parking spaces for 412 bicycles has been provided within the basement of the building, in accordance with the approved plans. These facilities shall then be retained and permanently reserved for bicycle parking for as long as the development remains in use

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 and policy DM1 of the City of Manchester Core Strategy.

27) Before first occupation of any part of the development, a Framework Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2, EN16 and DM1 of the Core Strategy.

28) Prior to the first occupation of the development, a detailed strategy for visitor pick-up and drop-off locations, ad-hoc drop-off co-living deliveries and the design and locations of all taxi areas, shall be submitted to, and approved by, the City Council, as local planning authority. The approved strategy shall be implemented upon the first use of the development and thereafter retained and maintained for as long as the development remains in use.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

29) The ground mitigation shall be carried out in accordance with the information submitted, comprising a Phase II Investigation Report prepared by Curtins dated 03 November 2021(as approved under CDN/22/0059).

Reason To ensure a safe form of development which poses no unacceptable risk of pollution, pursuant to policies DM1 and EN18 of the Core Strategy.

30) No occupation of any part of the development shall take place until a verification report demonstrating 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. It shall also include any plan (a "long-term monitoring and maintenance plan")

for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason To ensure a safe form of development which poses no unacceptable risk of pollution, pursuant to policies DM1 and EN18 of the Core Strategy.

31) If, during the carrying out of development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out in relation to that phase until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure a safe form of development which poses no unacceptable risk of pollution, pursuant to policies DM1 and EN18 of the Core Strategy.

32) The archaeological works shall be carried out in accordance with the information submitted, comprising an Archaeological Evaluation prepared by the University of Salford dated 12 November 2021

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

33) 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. Television interference complaints are limited to 12 months from the completion of the Development hereby permitted.

Reason: To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built will effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

34) The ground floor level flexible commercial space shall not include the provision of external roller shutters.

Reason For the avoidance of doubt, and 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, as specified in policies SP1 and DM1 of the Core Strategy.

35) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs.

Reason: In the interest of visual amenity, pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy for the City of Manchester.

36) Outside of the hours of opening of the flexible commercial space, all tables, chairs and barriers associated with the flexible commercial space shall be moved to the inside of the premises.

Reason - In the interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26.1 of the Unitary Development Plan of the City of Manchester and policies SP1 and DM1 of the Core Strategy.

37) The details of an emergency telephone contact number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason : To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

38) Wheel washing shall take place for the duration of the construction period in accordance with the information submitted, comprising a construction management plan dated 25 January 2022 (as approved under CDN/22/0059)

Reason : In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

39) The co-work element of the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development, or within a timescale to be agreed in writing by the City Council as local planning authority.

Reason: In order to minimise the environmental impact of the development pursuant to policies SP1, DM1 and EN8 of the Core Strategy for the City of Manchester.

40) The radar mitigation shall be carried out in accordance with the information submitted, comprising correspondence between NATs and Pager Power dated 04 February 2022 (as approved under CDN/22/0059).

Reason: In the interests of aviation safety, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

41) Prior to development commencing, other than enabling works comprising piling and construction of the sub structure, a local labour agreement, relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.

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

42) Prior to occupation of the development a Water Safety Management Plan shall be submitted to and approved in writing by the Local Planning Authority it shall include training for staff members, any signage that will be in place, any CCTV, lighting and rescue equipment (also public rescue equipment). The approved strategy shall be implemented as part of the development and thereafter retained and maintained for the duration of the development.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

43) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

44) Prior to the first use of the terrace details, an assessment shall be submitted for approval in writing. This shall include capacity and operational hours, and shall be approved before the terrace is first used..

In relation to external terrace patron noise, an assessment shall be submitted for approval to the City Council, as local planning authority, with calculations provided to determine how ratings have been established at the receptors, including the distance from source to receptor used in calculations. The approved details shall be implemented as part of the development and thereafter retained and maintained for as long as the development remains in use.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRL