

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

Bridgewater Manchester
(Luxembourg) Holding SARL
C/o BNP Paribas Real Estate
& Property Management UK Limited
5 Aldermanbury Square
London
EC2V 7BP

Agent (if used)

Mr Jay Patel
Savills
Savills Ltd
12 Booth Street
Manchester
M2 4AW

Part 1 – Particulars of the application/development

Proposal: Partial demolition and reconfiguration of 70 Great Bridgewater Street to create a new office building (Use Class E), including the replacement of building facades, a 2-storey rooftop extension and alterations to the internal layout including the infilling of the central atrium, servicing and cycle parking, access and associated works.

Location: 70 Great Bridgewater Street, Manchester, M1 5ES

Date of application: 12 January 2021

Application number: 129081/FO/2021

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 planning application. This has included ongoing discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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 L0001 Rev - Site Location Plan - received by the City Council as Local Planning authority on 11 December 2020

The following drawings referenced:

1420 L1000 Rev E
1420 L1001 Rev D
1420 L1002 Rev B
1420 L1003 Rev D
1420 L1004 Rev B
1420 L1005 Rev B
1420 L1006 Rev B
1420 L1007 Rev B
1420 L1008 Rev B
1420 L1009 Rev C
1420 L1600 Rev -
1420 L1601 Rev -
1420 L1602 Rev -
1420 L1603 Rev -
1420 L1610 Rev -
1420 L1611 Rev -
1420 L1612 Rev -
1420 L1613 Rev -
1420 A2000 Rev A

received by the City Council as Local Planning authority on 12 January 2021

1420 L1500 Rev -
1420 L1501 Rev -

received by the City Council as Local Planning authority on 31 March 2021

The following documents:

The Air Quality Assessment dated 09 December 2020 rev 1.2
The Built Heritage Statement prepared by BWB dated 26 November 2020 Rev P03
The Crime Impact Statement prepared by Greater Manchester Police dated 9 December 2020 Rev A
The Daylight & Sunlight Impact on Neighbouring Properties prepared by GIA dated 16 November 2020
Design and Access Statement prepared by OMI Architects dated December 2020
Ecological Impact Assessment prepared by BWB dated November 2020 Rev P01
Energy Statement prepared by Marketaylor dated 25 November 2020 v3
Environmental Standards and BREEAM Pre-Assessment prepared by Element Sustainability dated December 2020 Rev 0.2
Flood Risk Assessment prepared by BWB dated November 2020 Rev P03
Framework Travel Plan prepared by Vectos dated 09 December 2020 Rev 4
Lighting Statement prepared by Marketaylor dated 28 November 2020 v2
Planning and Consultation Statement prepared by Savills dated December 2020
Transport Statement prepared by Vectos dated 09 December 2020 Rev 4

TV and Radio Impact Assessment prepared by GTech dated 25 December 2020 Rev 1.0

received by the City Council as Local Planning authority on 12 January 2020

Noise Impact Assessment prepared by BWB and dated February 2020 received by the City Council as Local Planning authority on 23 February 2020

The report entitled 'Response to Canal and Rivers Trust' dated March 2021 received by the City Council as Local Planning authority on 15 March 2020

The letter from Jay Patel of Savills dated 11 December 2020

The emails from Jay Patel of Savills dated 11th March 2021, 24 March 2021,

The emails from Matthew Dawber of Savills dated 15 March 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

3) 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 (approval to be in consultation with The Canal and River Trust), which for the avoidance of doubt should include;

- o Method Statements and risk assessments for construction and demolition works;
- o Full details of measures to be implemented to protect the canal corridor and its users during construction works;
- o Display of an emergency contact number to be displayed in a publicly accessible location;
- o Details of Wheel Washing;
- o Dust and dirt suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of construction waste;
- o Details of the vehicular activity associated with the construction, including a strategy for the routing of construction traffic and swept path analysis;
- o Details of the location and arrangements for all parking of all construction related vehicles and staff;
- o Sheeting over of construction vehicles;
- o Community consultation strategy, including a strategy for consultation with residents and local businesses, which shall include details of how there will be engagement, consultation and notification during the works;
- o construction and demolition methods to be used; including the use of cranes;
- o The identification of all vehicular access points into the site;
- o 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).

4) No development shall begin until an assessment of the indicative decommissioned culvert (the River Tib) has been undertaken by a suitably qualified structural engineer. The assessment shall be submitted to and approved in writing by the City Council as local planning authority (in consultation with the LLFA) and shall include:

- a) Information pertaining to the decommissioning of the original culvert and to the existing structure of the building.
- b) Assessment of the proposal's 2-storey rooftop extension load-increase and any proposed basement/elevational alterations, and any further aspects of the proposal which may be affected by the presence of a decommissioned culvert.
- c) Details of any embedded-design mitigation required.

Any necessary works shall then be carried out fully and only in accordance with the approved information prior to the commencement of development.

Reason: To reduce the risks to infrastructure and safety associated with culverted watercourses pursuant to policies DM1, EN14, EN15 and EN17 of the Core Strategy.

5) The Applicant shall consult with the Canal and River Trust (CRT) prior to the commencement of the construction phase of the development, to ensure that the Site is not at risk of breach flooding and that the proposed development will not affect the integrity of the canal asset during construction & operational phases. Copies of email correspondence shall then be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the construction phase of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality pursuant to policy EN14 & EN17 of the Core Strategy.

6) a) Prior to the commencement of the construction phase of the development a detailed method statement outlining management of the risks associated with open water during the construction works shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with Manchester Water Safety Partnership), which for the avoidance of doubt shall include:

- o A full Water Safety Risk and Impact Assessment
- o Appropriate construction worker and management training to prevent and react to water incidents
- o Site worker training regarding use of rescue and first aid equipment
- o Signage in the construction zone warning of the dangers of alcohol and open water and participation in awareness campaigns
- o Location of rescue equipment including life-ring/throw lines/reach pole
- o Access to a defibrillator on site
- o Periodic water safety engagement events with all construction workers, many of whom may travel along the canal on their commute to the building
- o Sufficient water's edge lighting, fencing and warning signs
- o Risk mitigation to ensure trip / slip hazards at water's edge are minimised
- o Process of notifying the Manchester Water Safety Partnership of any self-rescue incidents / near misses.

- o Suitable guidance/requirements regarding water safety actions included in any tenants' handbook
- o Consideration of the use of CCTV to identify persons at risk from entering water or raise the alarm should someone enter the water
- o All risk assessments should consider the possibility of people entering water either deliberately or by accident and appropriate mitigation actions completed.

b) Prior to first occupation of the completed development a detailed method statement outlining management of the risks associated with open water during the use of the completed development shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with Manchester Water Safety Partnership), which for the avoidance of doubt shall include:

- o A full Water Safety Risk and Impact Assessment
- o Appropriate staff and management training to prevent and react to water incidents
- o Staff and management training regarding use of rescue and first aid equipment
- o Signage in venue warning of the dangers of alcohol and open water and participation in awareness campaigns
- o Location of rescue equipment including life-ring/throw lines/reach pole
- o Access to a defibrillator on site
- o Periodic water safety engagement events with all staff, many of whom will travel along the canal on their commute to the building
- o Sufficient water's edge lighting, fencing and warning signs
- o Risk mitigation to ensure trip / slip hazards at water's edge are minimised
- o Process of notifying the Manchester Water Safety Partnership of any self-rescue incidents / near misses.
- o Suitable guidance/requirements regarding water safety actions included in any tenants' handbook
- o Consideration of the use of CCTV to identify persons at risk from entering water or raise the alarm should someone enter the water
- o All risk assessments should consider the possibility of people entering water either deliberately or by accident and appropriate mitigation actions completed. Risks should be considered during as well as after the development phase of the project.

Reason - In order to ensure that all staff, managers and construction workers involved in the construction and use of the property are aware of the risks of open water in order to minimise open water related accidents in accordance with Section 149 of the Equality Act 2010 and the Core Strategy for the City of Manchester, in particular Policies CC10 (A Place for Everyone), SP1 (Spatial Principles) and DM1 (Development Management) and Section 8 (Promoting Healthy and Safe Communities) of the National Planning Policy Framework.

7) a) Prior to the commencement of the development hereby approved, a Local Labour Proposal shall be submitted and approved in writing by the City Council to demonstrate your general commitment to recruit local labour and deliver other local benefits.

b) One month prior to the construction works ceasing, details of the results of the Local Labour Proposal shall be submitted to Manchester City Council.

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

8) (a) 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:

(b) A programme for the issue of samples and specifications of all material to be used on all external elevations of the development, 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 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.

(c) Samples and specifications of all materials as set out in the approved programme (b) to be used on all external elevations, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced. The panels 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.

(d) 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;

(e) 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 drawings as agreed above.

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.

9) Prior to the commencement of development, a programmes for submission of 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 and details of when the following details will be submitted:

(a) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of 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. There will be a general obligation for the building owner to act reasonably in relation to the supply of sufficient information in a timely manner to Manchester City Council. There will be a general obligation for Manchester City Council to act reasonably in relation to timely communication and approval.

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.

10) a) Prior to first occupation of the completed development hereby approved, a programme for submission of final details 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. This programme shall also include any other highway works. The programme shall include an implementation timeframe and details of when the details will be submitted.

b) Samples and specifications of any materials as set out in the approved programme (a) to be used in the works.

c) 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).

11) Before first occupation of any part of the development hereby approved, an updated 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. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter. There will be a general obligation for the building owner to act reasonably in relation to the supply of sufficient information in a timely manner to Manchester City Council. There will be a general obligation for Manchester City Council to act reasonably in relation to timely communication and approval.

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 and EN16 of the Core Strategy.

12) Prior to first occupation of the development hereby approved an investigation of opportunities to plant street trees within the pavements and land surrounding the building including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above.

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.

There will be a general obligation for the building owner to act reasonably in relation to the supply of sufficient information in a timely manner to Manchester City Council. There will be a general obligation for Manchester City Council to act reasonably in relation to timely communication, approval and provision of access to land (owned by the City Council) to allow the building owner to implement the proposed scheme.

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) and 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.

13) 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.

14) 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.
- f) Full details of illumination levels and light spillage into the canal corridor.

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

All building lighting shall follow best practice guidance outlined in the ILP guidance note 'Bats and Artificial Lighting in the UK 2018.'

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 - To safeguard the amenities of the occupiers of nearby properties pursuant to conditions SP1 and DM1 of the Core Strategy for the City of Manchester.

15) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the Noise Impact Assessment prepared by BWB and dated February 2020 received by the City Council as Local Planning authority on 23 February 2020. This scheme shall be implemented in full before first occupation of the completed development hereby approved.

b) Prior to the construction of the gymnasium, details of how the gym space will be occupied and used (along with associated noise levels) shall be submitted for approval. Any scheme for acoustically insulating the offices adjacent and above the gymnasium against noise generated, shall be submitted to and approved in writing by the City Council as local planning authority and implemented in full before the approved use of the gymnasium commences.

c) Within one month of the completion of the development and before first occupation of the completed development hereby approved, 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.

16) The external terraces within the application site 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 use of the terraces hereby approved commences. Amplified sounds or any music shall not be used in these external areas at any time.

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) 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 North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

18) 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

19) The development shall be carried out in accordance with the Crime Impact Statement referenced 2020/0695/CIS/01 Version A dated 9 December 2020. 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.

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

20) No part of the development shall be occupied unless and until 3no. of the car parking spaces have been equipped with EV charging points that are rated at 7-22kW per each space in accordance with the approved drawings and documents along with a load management system. These charging points and the load management system shall be retained for the duration of the use of the building and all other of the 15no. parking spaces to be provided shall be provided with the means of allowing future EV conversion.

Reason - To ensure that adequate provision is made for parking for sustainable travel, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

21) No part of the development shall be occupied until the space and facilities for the parking of a minimum of 128 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.

22) No part of the development shall be occupied unless and until the 2no. car parking spaces suitable for use by disabled persons have been provided in accordance with the approved drawings and documents. These parking spaces shall be retained and permanently reserved for use by disabled persons accordingly.

Reason - To ensure that adequate provision is made for parking for disabled persons and sustainable travel, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

23) The window at ground level, fronting onto Great Bridgewater Street, the Rochdale Canal and 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.

24) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Design and Access Statement prepared by OMI Architects dated December 2020 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.

25) 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

26) 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.

27) 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.

28) The applicant shall design and construct drainage system that includes maximised integration of green SUDS components where possible, such as tree pits and rainwater harvesting as proposed in the Flood Risk Assessment 'GBS-BWB-ZZ-XX-RP-YE-0001_FRA'. The drainage system shall be designed to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Reason - In order to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

29) 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.

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

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.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Given the proximity of the building to the Canal and River Trust's (CRT) assets, works are likely to need to comply with CRT's 'Code of Practice for Works Affecting the Canal and River Trust' and the applicant is advised to consult the CRT's Works Engineering Team on 0303 040 4040 to discuss this matter further and ensure that any necessary consents are obtained. Details on the above referenced Code of Practice are available at <https://canalrivertrust.org.uk/businessandtrade/undertaking-works-on-our-property-and-our-code-of-practice>. The CRT would strongly recommend the applicant to consider signing up to their code of practice given the buildings proximity to canal and towpath.

Any oversailing, encroachment or access affecting to the Canal and River Trust's land including the Rochdale Canal and the towpath will require the CRT's agreement as landowner. The applicant is advised to consult the CRT's Estates Team to discuss any commercial agreements necessary (Contact 0303 040 4040).

If any changes are proposed to the existing discharge of water into the Rochdale Canal i.e. location of pipes, size, position, flow rate, velocity and the extent and location of the permeable area being drained from the site then the applicant is advised to discuss this matter with the Canal and River Trusts Utilities Section (utilitiesenquiry@canalrivertrust.org.uk).

Detailed background level noise and vibration information shall be discussed with the City Council's Environmental Health service prior to the construction of the development commencing. Noise & Vibration and dust emission that would be caused shall be assessed on the basis of British Standard 5228, with reference to other relevant standards. Details of any resulting mitigation measures for the site during the construction works will also need to be discussed. Contact: 0161 234 5004/www.manchester.gov.uk.

The applicant should refer to

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service (Tel. 0161 234 5004):

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Any proposal for out of hours works shall be submitted to and approved in writing by the City Council's Environmental Health Service, the details of which shall be submitted at least 4 weeks in advance of such works commencing.

The applicant should refer to

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9
and IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

The applicant has been made aware of the historic route of the River Tib which traversed the Site as a culvert. The applicant has been provided with information associated with Planning Application 055277/FO/CITY3/98 recovered from the Council's archive, which required the respective applicant to 'grout up or grub up the said sewer and to demolish any structures'. Manchester City Council does not make any warranty that these works were carried out by the respective applicant. It is the responsibility of the present applicant to ensure this decommissioning has taken place to a standard which removes any risk of culvert collapse, associated structural damage to property, and danger to life.

Date: 23 April 2021

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/planning-inspectorate. 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

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/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

This Standing Advice is valid from 1st January 2021 until 31st December 2022