

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Patrick Sheridan
Views (Holding) Limited
C/o Agent

Agent (if used)

Miss Rachel May
Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (Approved plans), 6 (Permitted development rights), 10 (EV charging points), 13 (Waste management strategy), 14 (Bin store materials), 24 (Car parking details) and 25 (Cycle storage) attached to planning permission ref: 128698/FO/2020 to facilitate changes to the height, elevational design and internal and external layout of the authorised development

Location: Vacant Land Bounded By Stockport Road, Swallow Street, Siddall Street And Pennington Street, Manchester

Date of application: 25 May 2022

Application number: 133792/JO/2022

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The principle of the development have been previously established assessed and considered to be acceptable. Sufficient information has been provided as part of the submitted s.73 application to demonstrate the proposed amendments are consistent with the principle of the development. Sufficient information has also been provided to facilities the appropriate consideration of the revised proposal.

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 stamped as received by the City Council as local planning authority on 24 November 2020, 30 November 2020, 10 February 2021, 16 May 2022, 25 May 2022 and 1 September 2022:

Application forms relating to the removal or variation of conditions following the granting of planning permission

Covering letter from Avison Young Ref: NL/RM/04C001034 dated 13 May 2022

Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. N

Proposed First Floor Plan Ref: 8048_L00_02 Rev. L

Proposed Second Floor Plan Ref: 8048_L00_03 Rev. L

Proposed Third Floor Plan Ref: 8048_L00_04 Rev. L

Proposed Fourth Floor Plan Ref: 8048_L00_05 Rev. F

Building Elevations - Sheet 1 Ref: 8048_L00_18 Rev. F

Building Elevations - Sheet 2 Ref: 8048_L00_19 Rev. G

Proposed Roof Plan Ref: 8048_L00_23 Rev. F

Site Location Plan Ref: 8048_L00_25 Rev. B

CGI View 4 Ref: 8048_L00_26 Rev. A

Boundary Treatment Plan Ref: 8048_L00_28 Rev. A (as amended by the boundary treatment details on drawing referenced Proposed ground floor plan Ref: 8048_L00_01 Rev N)

Topographical Survey Ref: SSL: 20176:200:1:1

Supporting Planning Statement Avison Young November 2020

Design and Access Statement Leach Rhodes Walker LRW_8048_L (00)22 Rev. B

Viability Assessment Grasscroft September 2020

Noise Impact Assessment Lighthouse Acoustics Ref: 0741/APR1 Rev 1

Stockport Road Manchester Environmental Standards and Energy Statement Element Sustainability Ref: 2020.178

Preliminary Risk Assessment (Land Contamination)

Broadband Connectivity Assessment GTech Surveys Limited Issue 0.1

Television Baseline Survey Report GTech Surveys Limited Issue 0.1

Flood Risk Assessment and Drainage Strategy Curtins Ref:077340-CUR-00-XX-RP-C-92001 Rev. V02

Air Quality Assessment BWB Ref: MCP2360-001

Transport Statement Curtins Ref: 075364-CUR-00-XX-RP-TP-001-V01 Rev.01

Interim Travel Plan Curtins Ref: 075364-CUR-00-XX-RP-TP-001-V01

Crime Impact Statement GM Police Design for Security Ref: 2020/0448/CIS/01Version A

Local Labour Agreement Avison Young

Avison Young Letter Ref: NL/RM/04C001034 dated 6 April 2021 - Response to consultation

Daylight, sunlight and overshadowing commentary letter from Avison Young Ref: NLK/04C001034/ajr dated 5 February 2021 and

Avison Young Letter Ref: NLK/ajR/02C001034 dated 21 May 2021, including Transient Shadow Studies drawings

Urban Green Ref: UG856 dated January 2021

786 Stockport Road Preliminary Ecological Assessment Ref: BEK-20757-2 by BEK dated September 2020

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

3) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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 for the City of Manchester.

4) The authorised development relates to the erection of a four storey building comprising eight ground floor Commercial, Business and Service units with maximum floorspace of 511 sq. metres (Class E) and 39 residential apartments (Class C3) above.

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

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the ground floor of the premises shall be used for any other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended), The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than for the operation of the authorised units as retail shops, cafes and restaurants and / or the provision of financial and professional services.

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

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the duplex apartments referenced as Apt.G/1.01 and Apt.G1.02 on drawings ref: Proposed Ground Floor Plan Ref: L(00)01 Rev N and Proposed First Floor Plan Ref: L(00)01 Rev L shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended), The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity,

to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) 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 buildings 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 (2012).

8) Notwithstanding the details of document referenced Supporting Planning Statement, Section 9 Construction Environmental Management Plan (CEMP) Framework and prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- i. Display of an emergency contact number;
- ii. Confirmation of construction working hours;
- iii. Details of wheel washing;
- iv. Compound locations where relevant;
- v. Location, removal and recycling of waste;
- vi. Routing strategy and swept path analysis;
- vii. Parking of construction vehicles and staff;
- viii. Sheeting over of construction vehicles.
- ix. Parking of construction vehicles and staff;
- x. Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

9) The construction and operational phases of the development shall be fully implemented in accordance with document referenced: Air Quality Assessment BWB Ref: MCP2360-001. The details relating to the operational phases shall commence before the first occupation of the development and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) Before the occupation of the authorised apartments and notwithstanding the detail of document ref: Air Quality Assessment BWB Ref: MCP2360 and drawing ref:

Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. N, a drawing shall be submitted to and approved in writing by the City Council as local planning authority confirming the position of four electrical vehicle (EV) charging points as confirmed in Avison Young letter dated 6 April 2021. The EV charging points shall achieve a charging specification of 7kw/H, installed in accordance with the approved drawing before occupation of the apartments and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

11) The ground floor Commercial, Business and Service use (Class E) units shall not be open outside the following hours:

Monday to Sunday (including Bank Holidays) - 8.00 am and 10.00 pm.

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

12) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday: 7.30 am to 8.00 pm

Sunday and Bank Holidays - No deliveries / waste collections.

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

13) The authorised development shall be undertaken in accordance with the waste management strategy comprising document and drawing referenced: Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. N and Design and Access Statement Leach Rhodes Walker LRW_8048_L (00)22 Rev. A -Section 13: Servicing and Refuse Avison Young Letter Ref: NL/RM/04C001034 dated 6 April 2021 - Response to consultation confirming dimensions of waste storage enclosures and collection arrangements.

The agreed arrangements shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

14) Before the first occupation of the retail / commercial units (Class E) details of the elevational appearance of the bin storage enclosure details as shown on drawing ref: Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. N shall be submitted to and approved in writing by the City Council As local planning authority. The approved details shall be implemented in full prior to the first occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

15) Before the first occupation of the development, a scheme for the management and servicing of the external areas of the site shall be submitted to and approved in writing by the City Council as local planning authority. This scheme shall include details of arrangements for: the use and operation of the car park for residential parking, presentation of bins to collection points and their return to the respective waste management enclosures and a strategy for undertaking of servicing and deliveries from Swallow Street, including times and frequency. The details of the approved scheme shall be implemented upon the first occupation of the authorised extension and shall remain in situ whilst the use or development is in operation.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1, C2, DM1, T1 and T2 of the Core Strategy for the City of Manchester.

16) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester.

17) a) Before the occupation of the development the details and specification of document ref: Noise Impact Assessment Lighthouse Acoustics Ref: 0741/APR1 Rev 1

as amended by letter from Lighthouse Acoustics Ref 0741/le/02 dated 5 May 2022 shall be fully implemented.

b) Prior to first occupation of the residential units, a verification report shall be submitted to and approved in writing by the City Council as local planning authority in order 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.

The development shall be undertaken in accordance with the agreed details at all times thereafter.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

18) Before its installation any externally mounted equipment required to facilitate the ground floor operation of the Class E uses shall be related to a scheme to be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise from any such ancillary plant, equipment and servicing, including details of acoustic attenuation. Any externally mounted equipment installed as part of the authorised development shall be installed in accordance with the specifications of the agreed and subsequently maintained in situ.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC26.

19) a) Before the first occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the design and installation of external lighting including measures to control glare and overspill onto nearby residential properties.

b) Prior to occupation 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 light 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester

20) Before the commencement of above ground construction a drawing shall be submitted to and approved in writing by the City Council as local planning authority relating to the design and glazing specification to the upper floor apartment windows to the southern elevation adjacent to Pennington Street. Development shall only take

place in accordance with the approved details and shall be retained as such at all times thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

21) All windows identified as being obscurely glazed shall achieved a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, which shall be implemented prior to the first occupation of the development and maintained in situ thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

22) No development shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to 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 policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

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

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

24) Before the occupation of the building, the car parking area shall be surfaced and demarcated and with the details of drawing referenced: Proposed Ground Floor Plan Ref: L(00)01 Rev N. Upon occupation of the building, the car parking area shall be made available for use in accordance with the authorised use only and maintained in situ thereafter.

Reason - In the interest of pedestrian and highways safety and to ensure the provision of appropriate car parking pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

25) Cycle storage related to authorised apartments (Class C3) and retail /commercial units Class E as shown on drawing referenced: Proposed Ground Floor Plan Ref: L(00)01 Rev N shall be made available for such purposes upon occupation of the building and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for cycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

26) No development shall take place until details of highways works to Stockport Road, Pennington Street, Siddall Street and Swallow Street that are required as part of the implementation of the development have been approved in writing by the City Council as local planning authority. These details shall include details of the siting and specification of a delivery / servicing bay to Swallow Street. The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ at all times thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

27) The development hereby approved shall be implemented in full accordance with the measures as set out in document referenced: Stockport Road Manchester - Environmental Standards and Energy Statement dated November 2020 Ref: 2020.178, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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 for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

28) Before the commencement of above ground construction work, a scheme shall be submitted to and approved in writing by the City council as local planning authority, detailing the design, specification and appearance of the ground floor shop frontages, including: the composition of display windows and doors; any provision of internal security shutters or grilles and arrangements for their opening in the day-time period (Monday to Sunday) and the alignment of shop advertisement displays to be incorporated into the shopfront. The development shall be implemented in accordance with the approved scheme prior to the occupation of the authorised Class E units and maintained in situ thereafter.

Reason - In the interests of residential and visual amenity of the area and in order to safeguard the character of the street scene pursuant to policies SP1, EN1 and DM1 of

the Core Strategy for the City of Manchester and saved policy E3.3 of the Unitary Development Plan.

29) The authorised development shall be designed and constructed in accordance with the recommendations contained within section 3.3 of document referenced: Crime Impact Statement: URN:2020/0448/CIS/1 Version A dated 14 August 2020 by GM Police Design for Security. The development shall only be carried out in accordance with these approved details and occupation or use shall not commence until the City Council as local planning authority has acknowledged, in writing, that it has received written confirmation of 'Secured by Design' accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework

30) Before the first occupation of the authorised ground floor Class E units, a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i. The measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii. A commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii. Mechanisms for the implementation of the measures to reduce dependency on the private car
- iv. Measures for the delivery of specified travel plan services
- v. Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

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

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and the Guide to Development in Manchester SPD (2007).

31) Before the first occupation of the authorised apartments (Class C3), a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

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

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

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and the Guide to Development in Manchester SPD (2007).

32) The development shall be implemented in accordance with document referenced: Television and Radio Reception Impact Assessment - Land South of 786 Stockport Road Issue 0.1 dated 28 August 2020 dated by GTech Surveys Limited. An assessment of the impact of the development on television signal reception within the potential impact area identified in the above report shall be undertaken within one month of the practical completion of the development or before the development its first occupation (whichever is the sooner) or at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the submitted survey. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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 affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception. In the interest of residential amenity, as specified in policy DM1 of Core Strategy for the City of Manchester.

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

- i. The measures proposed to recruit local people including apprenticeships;
- ii. Mechanisms for the implementation and delivery of the Local Benefit Proposal;
- iii. Measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

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

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

34) The development shall be fully implemented in accordance with document reference: Arboricultural Impact Assessment by Urban Green Ref: UG856 dated January 2021 and received 10 February 2021. The removal or other work to trees and or shrubs identified in the authorised document shall not be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local biodiversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

35) Before the occupation of any part of the development the details of document referenced: 786 Stockport Road Preliminary Ecological Assessment Ref: BEK-20757-2 by BEK dated September 2020 shall be supplemented by additional details relating to the provision of bat boxes, which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the approved details, including the installation of bat and bird boxes, before the occupation of the apartments and maintained in situ thereafter.

Reason - In order to enhance local biodiversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

36) Before the occupation of the authorised development and notwithstanding the details of drawing referenced: Planting proposals plan Ref: UG_856_LAN_SL_DRW Rev. P01, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the inclusion of native tree and shrub planting and arrangements for the future maintenance of hard and soft landscaping and external communal areas. The approved landscaping scheme shall be fully implemented during the first full planting scheme following the occupation of the development and maintained in situ thereafter in accordance with the approved landscape maintenance scheme. 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, EN9 and DM1 of the Core Strategy for the City of Manchester.

37) Before the first occupation of the development the details of document referenced: Broadband Connectivity Assessment Land South of 786 Stockport Road Issue 0.1 dated September 2020, shall be fully implemented and maintained in situ thereafter.

Reason - In the interests of residential and amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester and the guidance with the National Planning Policy Framework.

38) The development shall be implemented in accordance with the daylight, sunlight and overshadowing survey comprising: Daylight, sunlight and overshadowing commentary letter from Avison Young Ref: NLK/04C001034/ajr dated 05 February 2021 and Avison Young Letter Ref: NLK/ajr/02C001034 dated 21 May 2021, including Transient Shadow Studies drawings and amended by Gray Scanlan Hill letter Ref: [3194]NLK dated 9 May 2022.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

39) Before the occupation of any of the authorised ground floor Class E uses for the operation of a cafe or restaurant, for the extraction of any fumes, vapours and odours from the premises and any required additional ventilation shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to the commencement of the café or restaurant use and at all times thereafter whilst the use is in operation.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with for the City of Manchester and policies SP1 and DM1 of the Core Strategy of the City of Manchester and saved policy DC10 of the Unitary Development Plan.

40) Before the first occupation of the authorised apartments (Class C3) details of the siting, appearance and specification of screening to the perimeter of the external roof gardens as shown on drawings referenced: Building Elevations - Sheet 1 Ref: 8048_L00_18 Rev. F and

Building Elevations - Sheet 2 Ref: 8048_L00_19 Rev. G shall be submitted to and approved in writing by the City Council as local planning authority. The agreed measures shall be implemented prior to the roof gardens are first brought into use and maintained in situ at all times thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with for the City of Manchester and policies SP1 and DM1 of the Core Strategy of the City of Manchester.

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:

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

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 submitted ground condition report ref: BEK Enviro Phase 1 - Preliminary Risk Assessment Report, Ref BEK-20757-1 dated September 2020 recommends that an intrusive site investigation is required and, if a significant thickness of made ground or organic rich strata is encountered, further assessment for potential ground gas will be required. Please provide the above details before commencement of works.

The applicant should be advised that any continuing requirements for licensing 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).

It is advised that the following highways works should be undertaken at a cost to the applicant through a Section 278 agreement with Manchester City Council:

- i. New access to the car parking area from Siddall Street;
- ii. Redundant vehicle crossings to be restored as footway;
- iii. Footway resurfacing and tactile paving installed around the site;
- iv. Potential lighting column and sign relocation;
- v. Traffic Regulation Order refreshment around the site;
- vi. Final highway design to be related to a road safety audit.

Date: 10 March 2023

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their 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.