

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

Capital & Centric (Adored) Ltd
C/o Agent

Agent (if used)

Ms Eithne Fitzgerald
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (Approved Plans), 3 (Contract for Building Works), 4 (Archaeology), 6 (Contaminated Land), 7 (LLA) , 8 (CMP) , 10 (Materials), 11 (Public Realm), 12 (Drainage), 14 (TV Reception), 15 (Detailed Design), and 23 (CIS) attached to planning permission 117595/FO/2017 to allow the following amendments: omission of Mill 1 extension; reduction of Mill 2 extension; increase in height of new building; changes to fenestration of the new building and Mill 1; replacement of Worsley Street entrance to new build with one apartment; and landscape changes, including relocation of the sub-station and Time Keeper's Lodge - AMENDED DESCRIPTION

Location: Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY

Date of application: 28 June 2022

Application number: 134193/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

In assessing the merits of an application for planning permission officers seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. No problems arose in the processing of this application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 22 March 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 and documents:

TM SKM (20) 001 rev a - Existing site plan
TM SKM (00) 002 rev e - Site location plan
TM SKM (00) 011 rev P01 - Demolitions site plan
TM SKM (00) 021 rev P01 - Proposed site plan
TM SKM (00) 022 rev P01 - Proposed courtyard level plan
TM SKM (00) 321 rev P01 - Proposed site section 01

TM-SKM-MX-B1-DR-A-00100 rev P02 - Mill 01+02 proposed plan courtyard
TM-SKM-MX-00-DR-A-00101 rev P01 - Mill 01+02 proposed plan level 00
TM-SKM-MX-01-DR-A-00102 rev P01 - Mill 01+02 proposed plan level 01
TM-SKM-MX-02-DR-A-00103 rev P01 - Mill 01+02 proposed plan level 02
TM-SKM-MX-03-DR-A-00104 rev P01 - Mill 01+02 proposed plan level 03
TM-SKM-MX-04-DR-A-00105 rev P01 - Mill 01+02 proposed plan level 04
TM-SKM-MX-RF-DR-A-00106 rev P01 - Mill 01+02 proposed plan roof level

TM SKM (00) 131 rev c New build proposed courtyard level plan
TM SKM (00) 132 rev d New build proposed level 00 plan
TM SKM (00) 133 rev c New build pro typical level plan 01-06
TM SKM (00) 134 rev b New build proposed level 07 plan
TM SKM (00) 135 rev b New build proposed level 08 plan
TM SKM (00) 136 rev b New build proposed roof level plan

TM-SKM-MX-XX-DR-A-00200 rev P03 - Proposed mill 01 + 02 south elevation
TM-SKM-MX-XX-DR-A-00201 rev P02 - Proposed mill 01 north elevation
TM-SKMMX-XX-DR-A-00202 rev P04 - Proposed mill 02 north elevation
TM-SKM-MX-XX-DR-A-00203 rev P01 - Proposed mill 02 west elevation
TM-SKM-MX-XX-DR-A-00204 rev P03 - Proposed mill 02 east elevation
TM-SKM-MX-XX-DR-A-00205 rev P03 - Proposed mill 01 west elevation
TM SKM (00) 231 rev b Proposed Worsley St elevation - courtyard level
TM SKM (00) 232 rev h Proposed Worsley St elevation
TM SKM (00) 233 rev b Proposed courtyard south elevation

TM-SKM-CP-XX-DR-A-02-100 rev P01 - Courtyard podium - proposed plans
TM-SKM-CP-XX-DR-A-02-300 rev P03 - Proposed podium elevations / sections
TM SKM(00) 321 rev P01 - Proposed site section 01
TM-SKM-MX-XX-DR-A-20101 rev P01 - Mills - typical apartment types - mill 01
TM-SKM-MX-XX-DR-A-20102 rev P01 - Mills - typical apartment types mill 02
TM SKM (20) 104 - New build apartment types 01
TM SKM (20) 105 - New build apartment types

TM SKM (20) 201 rev P01 - New build typical bay 01
TM SKM (20) 202 rev P01 - New build typical bay 02
TM SKM (20) 203 rev P01 - New build typical bay 03
TM SKM (20) 210 rev P01 - Mills typical bay 01
TM-SKM-SK-009 rev P03 - Mills - parapet detail section
TM-SKM-SK-010 rev P01 - Mills typical window type

2237-EXA-ZZ-ZZ-DR-L-00100 Rev P02 - General Arrangement Plan
2237-EXA-ZZ-ZZ-DR-L-00101 - Illustrative Masterplan received by the City Council as local planning authority on 28 June 2022

2237-EXA-ZZ-ZZ-DR-L-00200 P01 - Planting Plan
2237-EXA-ZZ-ZZ-DR-L-00500 Proposed Site Sections: Section A-A received by the City Council as local planning authority on 28 June 2022
2237-EXA-ZZ-ZZ-DR-L-00501 Proposed Site Sections: Section B-B received by the City Council as local planning authority on 28 June 2022
2237-EXA-ZZ-ZZ-DR-L-00502 Proposed Site Sections: Section C-C received by the City Council as local planning authority on 28 June 2022

SK21683-208 Proposed Amendment to Waiting Restrictions received by the City Council as local planning authority on 28 June 2022;

Air Quality Assessment by Miller Goodall, report no: 101476 dated 4 September 2017;
Archaeological Desk Based Assessment Report No: 2017/20 by Salford Archaeology;
Written Scheme of Investigation prepared by Salford Archaeology dated 21 November 2018;
Daytime Bat Survey, in particular the Reasonable Avoidance Measures (RAMs) set out in section 4.5, by Rachel Hacking Ecology dated February 2017;
Construction Methodology and Management Strategy received by the City Council as local planning authority on 28 June 2022;
Daylight and Sunlight Assessment by GIA reference 0231 dated September 2017;
Design and Access Statement by ShedKM dated September 2017 as amended by the Design & Access Statement (DAS) Addendum by ShedKM dated June 2022;
Drainage Statement by Joule, Project No: 251/02 dated September 2017;
Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;
Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);
Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);
Drainage Statement by WML Consulting dated June 2022, including Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;
Energy Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017;
Environmental Standards Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017;
Existing Tenants Statement prepared by Capital & Centric (Adored) Limited
Geo-Environmental Preliminary Risk Assessment project no: 16-1144.01 by Delta Simons dated January 2017;
Geo-Environmental Site Assessment 11264 by RSK dated March 2019;
Heritage Statement by Deloitte Real Estate dated September 2017;
Planning Statement by Deloitte Real Estate dated September 2017;
Residential Management Statement prepared by Urbanbubble;
Site Waste Strategy by ShedKM (Appendix b of the Design and Access Statement);
Transport Statement by SK Transport Planning Reference: 170913/SK21683/TS01(-02);
Technical Note by SK Transport Planning reference: 171129/SK21683/TN04(-02);
Travel Plan prepared by SKTP (appended to the Transport Statement);
Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017;
Preliminary Unexploded Ordnance (UXO) Threat Assessment by Alpha Associates;
Talbot Mill DAS Addendum P01 prepared by ShedKM dated June 2022;
Talbot Mill Drainage Strategy prepared by WML Consulting dated May 2022;

Appendix E Waste Management Strategy Proforma received by the City Council as local planning authority on 28 June 2022;
 Construction Management Plan prepared by Cinns Ltd dated June 2022;
 Construction Phase Health, Safety and Environmental Plan BHS/CPHSEP01 by Bardsley and the Traffic Management Plan TMP1 by Bardsley received by the City Council as local planning authority on 21 November 2018 as amended by the email from the Agent (Katie Wray of Deloitte LLP) to Manchester City Council (Lucy Harrison) on 21 May 2019 under CDN/18/0878;
 Daylight and Sunlight Addendum prepared by GIA dated June 2022;
 Crime Impact Statement Version A dated 27th May 2022 reference: 2004/1593/CIS/03 prepared by Greater Manchester Police: Design for Security;
 Acoustic Memo prepared by Hann Tucker dated June 2022;
 Environmental Noise Impact Assessment Report ref: 24057/ENIA1 by Hann Tucker Associates dated 5 September 2017;
 Transport Statement Addendum prepared by SK dated 9 June 2022;
 Schedule Of Accommodation (Mills and New Build) Rev P01 dated 09/06/2022 prepared by Shed KM;
 Mills Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM;
 New Build Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM;
 Proposed Programme of Public Realm Details Rev B dated 13/06/2022 by Shed KM;
 Carriageway photographic survey received by the City Council as local planning authority on 21 November 2018 under planning reference CDN/18/0878;
 Local Labour Agreement received by the City Council as the local planning authority on 12 March 2019 under CDN/18/0878;

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.

3) Notwithstanding demolition undertaken in accordance with the contracts for the carrying out of the building works for the redevelopment of the site between Capital and Centric (Adored) Ltd and Bardsley Construction Limited, dated 8 March 2019, and stamped as received on 26 February 2019 by Manchester City Council as the Planning Authority, the outstanding demolition hereby permitted shall not be undertaken before a revised contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) Soft-strip, demolition and development shall take place in accordance with the Written Scheme of Investigation prepared by Salford Archaeology dated 21 November 2018 (WSI) and shall include the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological building recording (HE Level 3), possibly including
 - archaeological watching brief and recording of previously hidden historic fabric.
 - archaeological evaluation, possibly followed by
 - archaeological open area excavation

2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
3. Dissemination of the results commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible, in accordance with NPPF Section 12, Paragraph 141.

5) No clearance of vegetation or works to buildings or structures (including demolition) that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of the vegetation or buildings for active birds' nests immediately before the vegetation is cleared or works to the buildings take place and written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site has been submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

6) a) Enabling works for the development shall be carried out in accordance with the Geo-Environmental Site Assessment dated March 2019 by RSK.

b) Before the commencement of the main development works (ie those works not including enabling works), 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.

7) a) The demolition works shall be carried out in accordance with the Local Labour Agreement received by the City Council as the local planning authority on 12 March 2019 under CDN/18/0878.

b) Prior to development (excluding demolitions) commencing, 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.

c) Within one month prior to the works 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 - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

8) a) Demolition works hereby approved shall be carried out in accordance with the Construction Phase Health, Safety and Environmental Plan BHS/CPHSEP01 by Bardsley and the Traffic Management Plan TMP1 by Bardsley received by the City Council as local planning authority on 21 November 2018 as amended by the email from the Agent (Katie Wray of Deloitte LLP) to Manchester City Council (Lucy Harrison) on 21 May 2019 under CDN/18/0878 confirming that the on-site start time would be no earlier than 8am on a Saturday

b) Prior to the commencement of the development (excluding demolition) , a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include:

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

The development (excluding demolition) 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, EN19 and DM1 of the Core Strategy.

9) Within one month of the practical completion of all construction/fit-out works, the carriageways/footways on construction vehicle routes surrounding the site shall be re-surveyed (following the carriageway photographic survey received by the City Council as local planning authority on 21 November 2018 under planning reference CDN/18/0878) and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development and in the interests of highway safety, pursuant to policy DM1 of the Core Strategy.

10) Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the new build development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the New Build Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM. 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.

11) Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the mill development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the Mills Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM. 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.

12) Final details of the following public realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority in accordance with the Proposed Programme of Public Realm Details Rev B dated 13/06/2022 by Shed KM:

- (a) Details of the proposed hard landscaping materials;
- (b) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building
- (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;
- (e) Details of the proposed street furniture including seating, bins and lighting;
- (f) Details of external steps and handrails;
- (g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

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

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

13) Prior to commencement of the main construction works, surface water drainage works shall be implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards; and the following information:

- Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;

- Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);

- Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878); and

- the following additional information that shall be submitted to and approved in writing by the City Council as local planning authority:

a. A finalised drainage layout showing all components, outfalls, levels and connectivity;

b. Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;

c. Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;

d. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;

e. Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

f. Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

g. Hydraulic calculation of the proposed drainage system;

h. Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;

i. Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

j. Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

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

- 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.

15) A study that assesses the impact of the development on television signal reception within the potential impact area identified in the Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017 shall be submitted to and approved in writing by the City Council as local planning authority within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and 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 Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017. 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, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

16) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the primary pedestrian entrance on Ellesmere Street, including the proposed ramp and bridge link, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

17) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the pedestrian/vehicular entrance on Ellesmere Street (entrance to the ginnel), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

18) Notwithstanding the details shown on the approved drawings, before main construction works commence, full details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate), and details of materials, finish and colour, of all window types to be installed within the mill buildings and the Timekeeper's Lodge shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is a non-designated heritage asset so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

19) Notwithstanding the details shown on the approved drawings, before main construction works commence, full details of all external doors to be installed within the mill buildings, Timekeeper's Lodge or courtyard podium, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all door types to be installed, and details of materials, finishes and colour, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is a non-designated heritage asset, so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

20) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the lightwells on Ellesmere Street shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

21) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the pontoons on the canal

arm shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

22) Notwithstanding the details shown on the approved drawings, prior to the commencement of development of the new-build, full details of the proposed infill treatment to the area of land between the new build and the adjacent building (Burton Place), including location, design, junctions, materials and finish, shall be submitted to and approved in writing by the City Council as local planning authority. 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.

23) Prior to occupation, a lighting design strategy for biodiversity for the canal arm shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason - To ensure the foraging environments of bats are not disrupted, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

24) No part of the development shall be occupied until measures/features that are beneficial to wildlife, such as roosting opportunities for bats or the installation of bird nest boxes, and including details of the green roofs, have been submitted to and approved in writing by the City Council as local planning authority and those approved measures/features have been incorporated into the development.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

25) Before first occupation of the development the building, together with any externally mounted ancillary 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.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

26) The development shall not be occupied unless and until the buildings have been acoustically insulated in accordance with the measures set out in the approved Environmental Noise Impact Assessment Report ref: 24057/ENIA1 by Hann Tucker Associates dated 5 September 2017.

Reason - To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

27) The details of the approved scheme for the storage and disposal of refuse shall be implemented as part 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.

28) 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 Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

29) Before first occupation of any part of the development, a 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.

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.

30) The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation that the development has been built in with the recommendations contained within section 3.3 of the submitted Crime Impact Statement Version A: 27 May 2022 URN:2004/1593/CIS/03 and the City 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.

31) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved details. 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.

32) The highway works set out in the approved drawings and documents, including SK21683-208 Proposed Amendment to Waiting Restrictions received by the City Council as local planning authority on 28 June 2022, shall be implemented in full prior to any property within the development being first occupied.

Reason - In the interests of highway safety, and to ensure that the junction operates satisfactorily pursuant to policies T1 and DM1 of the Core Strategy for Manchester.

33) Notwithstanding the details shown in the approved drawings and documents, details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

34) The apartments and houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

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

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.

Culvert

Historic OS mapping available to Manchester City Council highlights an annotation 'culvert' in close proximity to the site. Whilst our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all Manchester City Council underground assets. Therefore, the applicant should inform the on-site contractor to remain observant and to take appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and Manchester City Council should be contacted immediately.

Construction Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council:

- o Monday - Friday: 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

Materials

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

Date: 26 April 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.