

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

Manchester City Council
PO Box 532
Manchester
M60 2LA

Agent (if used)

Anne Hargreaves
Avison Young (UK) Limited
6th Floor
1 City Square
Leeds
LS1 2AL

Part 1 – Particulars of the application/development

Proposal: City Council Development for the erection of two residential apartment buildings (Use Class C3a), one of 8 storeys (68 apartments) and one of 5 storeys (50 apartments), to form, a total of 118 residential apartments; and erection of ten, 3 storey townhouses (Use Class C3a); together with car and cycle parking provision, hard and soft landscaping including public realm, access, substation and other associated works

Location: Land To The West Of Rodney Street, Manchester, M4 6JJ

Date of application: 20 June 2022

Application number: 134154/VO/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. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise, traffic and air quality impacts. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

Drawings

RODSTA-BUT-ZZ-00-DP-A-00001-PL1, RODSTA-BUT-ZZ-00-DP-A-00002-PL1, RODSTA-BUT-ZZ-00-DP-A-01000-PL1, RODSTA-BUT-ZZ-00-DP-A-01001-PL1, RODSTA-BUT-T-00-DP-A-01022-PL1, RODSTA-BUT-T-01-DP-A-01023-PL1, RODSTA-BUT-T-02-DP-A-01024-PL1, RODSTA-BUT-T-R2-DP-A-01025-PL1, RODSTA-BUT-TA-XX-DE-A-01035-PL1, RODSTA-BUT-TB-XX-DE-A-01036-PL1, RODSTA-BUT-T-XX-DZ-A-01044-PL1, RODSTA-BUT-T-XX-DZ-A-01045-PL1, RODSTA-BUT-T-XX-DS-A-01053-PL1, RODSTA-BUT-ZZ-XX-DD-A-01055-PL1, RODSTA-BUT-T-XX-DD-A-01057-PL1, RODSTA-BUT-A-XX-DP-A-01060-PL1, RODSTA-BUT-B-XX-DP-A-01061-PL1, RODSTA-BUT-T-XX-DP-A-01062-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01068-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01070-PL1, RODSTA-BUT-ZZ-ZZ-DE-A-01072-PL1, RODSTA-BUT-ZZ-ZZ-DZ-A-01075-PL1, RODSTA-BUT-XX-XX-VS-A-01082-PL1, RODSTA-BUT-A-ZZ-SA-A-01090-PL1, RODSTA-BUT-B-ZZ-SA-A-01091-PL1, RODSTA-BUT-TA-ZZ-SA-A-01092-PL1, RODSTA-BUT-TB-ZZ-SA-A-01093-PL1, RODSTA-BUT-ZZ-XX-RP-A-01110-PL1, RODSTA-LYR-XX-ZZ-DWG-L-1001-Rev 3, RODSTA-LYR-XX-ZZ-DWG-L-1002, RODSTA-LYR-XX-ZZ-DWG-L-3001, RODSTA-LYR-XX-ZZ-DWG-L-5001, RODSTA-LYR-XX-ZZ-DWG-L-5002, RODSTA-LYR-XX-ZZ-DWG-L-5003, RODSTA-LYR-XX-ZZ-DWG-L-8001, RODSTA-MET-ZZ-00-DR-E-6350-S2-P03, RODSTA-MET-ZZ-00-DR-E-6351-S2-P02, RODSTA-MET-ZZ-00-DR-ME-9001-S2-P04 and 900350-002 Rev 3 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

RODSTA-BUT-A-00-DP-A-01005-PL2, RODSTA-BUT-A-01-DP-A-01006-PL2, RODSTA-BUT-A-ZZ-DP-A-01007-PL2, RODSTA-BUT-A-R7-DP-A-01013-PL2, RODSTA-BUT-B-00-DP-A-01014-PL2, RODSTA-BUT-B-01-DP-A-01015-PL2, RODSTA-BUT-B-02-DP-A-01016-PL2, RODSTA-BUT-B-03-DP-A-01017-PL2, RODSTA-BUT-B-04-DP-A-01018-PL2, RODSTA-BUT-B-R4-DP-A-01019-PL2 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022

RODSTA-BUT-A-XX-DE-A-01030-PL2, RODSTA-BUT-A-XX-DE-A-01031-PL2, RODSTA-BUT-A-XX-DE-A-01032-PL2, RODSTA-BUT-B-XX-DE-A-01033-PL2, RODSTA-BUT-B-XX-DE-A-01034-PL2, RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XX-DZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042-PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2, RODSTA-BUT-A-XX-DS-A-01050-PL2, RODSTA-BUT-A-XX-DS-A-01051-PL2, RODSTA-BUT-B-XX-DS-A-01052-PL2, RODSTA-BUT-ZZ-00-DZ-A-01056-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01069-PL2, RODSTA-BUT-ZZ-ZZ-DS-A-01071-PL2, RODSTA-BUT-ZZ-ZZ-DE-A-01073-PL2, RODSTA-BUT-XX-XX-VS-A-01080-PL2 and RODSTA-BUT-XX-XX-VS-A-01081-PL2 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2022

Supporting Documents

Internal Daylighting Report (RODSTA-MET-ZZ-XX-RP-DM-9712-S3-P02), Air Quality Assessment (PRO-068835, June 2022), Archaeological Desk-based Assessment (SA/2022/25 Version 2), AVO Strategy Summary (RODSTA-MET-ZZ-XX-RP-ME-9715-

S3-P02), Thermal Comfort Report (RODSTA-MET-ZZ-XX-RP-ME-9711-S3-P02), 3D Modelling & Level 2 AVO assessment (22013-M004-E), Façade Design Note (RODSTA-BUT-ZZ-XX-RP-A-01103-PL1), Broadband Connectivity Assessment (Issue 1.0, 07/06/2022), Construction Local Labour Proposal (dated 13 June 2022), Construction Management Plan (dated 13 June 2022), Crime Impact Statement (2022/0141/CIS/01, Version B), Daylight & Sunlight (2118-ep-22-0706(DaySun Report), Design & Access Statement (RODSTA-BUT-ZZ-XX-RP-A-01100-PL1), Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) (Version 3, 01.06.2022), Tree Bat Roost Survey Report (Version 3, 01.06.2022), Biodiversity Enhancement Measures (Version 3, 01.06.2022), Assessment of Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01), External Lighting Assessment (RODSTA-MET-XX-XX-RP-E-9102-S2-P02), Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02), Phase 1 Preliminary Risk Assessment (079056-CUR-00-XX-DR-GE-001, V01), Phase II Geo-Environmental Assessment (UK21.5551, Issue 1), Heritage Assessment (RODSTA-BUT-ZZ-XX-RP-A-01101-PL1), Acoustic planning report (22013-R01-C), Transport Statement (RODSTA-HYD-ZZ-00-RP-A-4001-P2), Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2), Tree Survey and Constraints Report (Version 2, 01.06.2022), Arboricultural Impact Assessment (AIA) (Version 4, 01.06.2022), TV/FM & DAB Reception Survey Report (TBAER063, 12th May 2022), Waste Management Strategy (RODSTA-BUT-ZZ-XX-RP-A-01102-PL1), Planning Statement (Including Statement of Community Involvement and Affordable Housing Statement) (June 2022) and Wind Microclimate Assessment Report (18797, 8 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

Fire Statement (MA22046, Revision R02, 09/08/2022) stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022

Contaminated land assessment (GEA-22434-22-182) prepared by IDOM, Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) and Response to Highway Comments including construction tracking drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022

Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022.

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) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the clearance works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) a) The development shall be carried out in accordance with the Construction Local Labour Proposal (dated 13 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

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 Manchester Core Strategy (2012).

5) Notwithstanding the details submitted on the Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 (a) the development shall not commence (other than enabling works including site clearance and service diversions) until a scheme for the drainage of surface water from the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Consideration of an alternative green SuDS solution (such as SuDS enabled street trees) if practicable;
- 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;
- Assessment of overland flow routes for extreme events that are 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.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) A programme of archaeological works for the development hereby approved shall be undertaken in line with the Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022. The works are to be undertaken in accordance with the WSI, which covers the following:

(a). A phased programme and methodology of investigation and recording including:

- archaeological evaluation trenching;
- pending the results of the above, an open-area excavation if required (subject to a revised WSI).

Prior to the first occupation of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(b). A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

(c). deposition of the final report with the Greater Manchester Historic Environment Record.

(d). dissemination of the results of the archaeological investigations commensurate with their significance.

(e). provision for archive deposition of the report and records of the site investigation.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) a) Notwithstanding the Phase 1 Preliminary Risk Assessment, Rodney Street, Ancoats, Curtins, Reference: 079056-CUR-00-XX-DR-GE-001 V01, 9 July 2021 and Phase II Geo-Environmental Assessment, Land off Rodney Street, EPS, Reference: UK21.5551, Issue 1, 17th December 2021 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, Contaminated land assessment (GEA-22434-22-182) prepared by IDOM stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022 and Contaminated Land Assessment, Land to the West of Rodney Street, IDOM, GEA22434-22-182, July 2022 stamped as received by the City Council, as Local Planning Authority on the 17 August 2022, the development shall not commence (other than enabling works including site clearance and service diversions) until the following information for that phase has been submitted for approval in writing by the City Council, as Local Planning Authority:

- Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period; and
- Submission of a detailed remediation strategy

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 prior to the first occupation of a building of the development.

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 in that part of the site shall cease and/or

the building in that part of 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.

8) The development shall be carried out in accordance with the Construction Management Plan (dated 13 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) Prior to the commencement of the development (other than enabling works including site clearance and service diversions), a dilapidation survey of surrounding roads is submitted for approval in writing by the City Council, as Local Planning Authority. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site. Within two months of the completion of construction works, a post development dilapidation survey shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include remedial measures to re-surface and repair carriageways where necessary. Any remedial works shall be undertaken within two months of approval.

Reason - In the interest of minimising the impact on the condition of the carriageway pursuant to policy DM1 of the Manchester Core Strategy (2012).

10) Prior to the commencement of the development (other than enabling works including site clearance and service diversions), details of the construction traffic access arrangements via Wadeford Close in the event Jersey Street is closed shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented for the duration of the construction works.

Reason - In the interest of highway and pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

11) The brick for the development hereby approved shall be Wienerberger Blended Red Multi Gilt Stock.

Prior to the commencement of the development (other than enabling works including site clearance and service diversions), all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the

development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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) The window reveals and soffits for the development shall be carried out in accordance with drawings RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XX-DZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042-PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2022 (Apartments) and drawings RODSTA-BUT-T-XX-DZ-A-01044 - PL1 and RODSTA-BUT-T-XX-DZ-A-01045 - PL1 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

The extent of the window reveals and detailing will be as follows:

- Full brick reveal and full brick soffit.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

13) Notwithstanding drawing RODSTA-LYR-XX-ZZ-DWG-L-8001 Rev - stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, prior to any above ground works, details of the siting, scale, appearance and material for the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022.

The development shall achieve a minimum of 10.5% improvement over Part L 2013.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of a building at the development hereby approved.

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

15) Prior to the first occupation of each building of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- 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.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

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 SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

16) a) Notwithstanding drawings RODSTA-LYR-XX-ZZ-DWG-L-1001-REV 3 and RODSTA-LYR-XX-ZZ-DWG-L-3001-REV- stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, prior to any above ground works, details of a hard and soft landscaping treatment scheme (including the proposed size and species of trees) shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of each building of the development. 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.

17) (a) Notwithstanding the Acoustic Planning Report (22013-R01-C) stamped as received by the City Council, as Local Planning Authority on 20 June 2022, prior to the first occupation of a building of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation each building of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of each building of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria have been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall not be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed in writing with the City Council, as Local Planning Authority, and thereafter be retained and maintained in situ.

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, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) (a) Prior to the first occupation of a building of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of each development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall not be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed in writing with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

19) The waste management arrangements for the development hereby approved shall be carried out in accordance with the Waste Management Strategy (including MCC's Waste Proforma) (RODSTA-BUT-ZZ-XX-RP-A-01102-PL1) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022.

The details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

20) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of each building of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

21) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

22) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (2022/0141/CIS/01, Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

23) Prior to the first occupation of the development, the siting, scale and appearance of the external cycle and refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle storage arrangements for apartment buildings A and B shall be carried out in accordance with drawings RODSTA-BUT-A-00-DP-A-01005 - PL2 and RODSTA-BUT-

B-00-DP-A-01014 - PL2 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022.

The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site. These footway improvements/reinstatement works shall include details of materials (including the use of high quality material including natural stone where appropriate and in line with the Poland Street Zone Public Realm Strategy (2022)). This relates to the footways along Jersey Street, Rodney Street and Butler Street.
- Stopping up of Wadeford Close including creation of No Waiting at Any Time Restrictions and creation of a loading bay;
- Alterations to the highway to form access from Butler Street including provision of appropriate tactile paving and dropped kerbs;.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first occupation of the development hereby approved, a scheme of Traffic Regulation Order(s) (TROs) for the streets surrounding the development in Ancoats and Miles Platting shall be submitted for approval in writing by the City Council, as Local Planning Authority. The submitted scheme shall include an explanation as to the extent of the TRO(s) proposed and timescale for implementation.

The approved scheme shall be implemented in line with a timetable agreed in writing with the City Council as Local Planning Authority.

Reason - To ensure an appropriate and comprehensive review of existing Traffic Regulation Orders (TROs) is undertaken in Ancoats Phase 3 and the adjacent Miles Platting neighbourhood taking account of new development in the area and appropriate amendments and introduction of new TROs is progressed in line with a strategy pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

26) Prior to any above ground works, a Stage 1 Road Safety Audit and servicing plan for building B shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall detail the servicing and reversing distances for this building together with appropriate mitigation dependant on the outcome of the Road

Safety Audit. Any approved mitigation shall be implemented prior to the first occupation of building B and thereafter retained and maintained for as long as the building is in use.

Reason - In the order to devise an appropriate servicing strategy for building B in the interest of highway and pedestrian safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties 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 1987 (as amended), 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; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

30) Prior to the first occupation of the development, details and specifications of 7 kw fast charging electric car charging points for each townhouse and the car parking spaces associated with apartment buildings A and B shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then

be implemented and be in place prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

31) 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 garages, extensions, porches, roof alterations, outbuildings or upwards extensions at the townhouses shall be erected other than those expressly authorised by this permission.

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

32) 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 windows shall be inserted into the elevations of the townhouses hereby approved other than those shown on the approved drawings outlined in condition 2.

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

33) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development in the form of upward extensions to the apartment 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.

34) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

35) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as retained within the Arboricultural Impact Assessment (Version 4) stamped as received by the City Council, as Local Planning Authority on the 20 June 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the buildings for their permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

36) The development hereby approved shall be carried out in accordance with the Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022.

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 living at the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first 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 occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

37) Prior to the first use of each building in the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the apartments and the townhouses shall be submitted for approval in writing by the City Council as Local Planning Authority. The air source heat pumps must also comply with the noise criteria as specified in condition 18. The approved details shall then be implemented prior to the first use of each building of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual and residential amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

38) The development hereby approved shall include for full disabled access to be provided to the residents courtyard and communal walkways and via the main entrances of the apartment blocks and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

39) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

40) Prior to the first occupation of the development, a signage strategy for the buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement consent applications for the buildings.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

41) Prior to the first occupation of the development hereby approved, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

42) Prior to any above ground works, details of the location of and markings for accessible parking spaces for the two apartment buildings hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place as relevant prior to the first occupation of each of the two apartment buildings within the development. The spaces shall thereafter be retained and maintained in situ.

Reason - To ensure sufficient accessible parking is provided as part of the development pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

A S278 agreement is required for works to the adopted highway - a deposit is required to begin the S278 application, additional costs will be payable and are to be agreed with S278 team. The minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required; this may necessitate design changes with all costs attributable to the Developer. The S278 will include, but is not limited to: TROs, creation of the new access on Butler Street, footway works etc.

Note: A 'Stage 1' Road Safety Audit should be completed and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

If adoption is required the highway works will need to be carried out under a S38 Agreement (Highways Act 1980) to ensure that all elements of new highway infrastructure are constructed to acceptable and adoptable standards. This includes; materials, layout, drainage, street-lighting, surfacing, stats etc.

It should be noted that any non-standard materials, and street trees, will attract commuted sums for on-going maintenance.

The applicant is advised that any requirements for licensing, hoarding / scaffolding 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).

You should ensure that the proposal is discussed in full with Building Control to ensure that it meets with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the development due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Date: 7 September 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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