

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

Bruntwood RB Ltd
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Demolition of existing building and erection of a 19 storey (ground including mezzanine, plus 18) building above basement level to form a mixed use office development with ancillary office amenity including gym for use by office occupiers, (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/ or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works.

Location: Alberton House, 30 St Marys Parsonage, Manchester, M3 2WJ

Date of application: 11 July 2022

Application number: 134287/FO/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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site Location Plan ALBH-EPR-ZZ-XX-TP-A-01- 0111 Rev 02, ALBH-EPR-ZZ-XX-TP-A-01- 0112 Rev 02, ALBH-EPR-ZZ-XX-TP-A-01- 0121 Rev 02, ALBH-EPR-ZZ-XX-TP-A-01- 0122 Rev 02 and ALBH-EPR-ZZ-XX-TP-A-01- 0123 Rev 02;

(b) Dwgs ALBH-EPR-ZZ-B1-TP-A-02- 0220 Rev 03, ALBH-EPR-ZZ-GF-TP-A-02- 0221 Rev 03, ALBH-EPR-ZZ-01-TP-A-02- 0222 Rev 03, ALBH-EPR-ZZ-02-TP-A-02- 0223 Rev 03, ALBH-EPR-ZZ-03-TP-A-02- 0224 Rev 03, ALBH-EPR-ZZ-04-TP-A-02- 0225 Rev 03, ALBH-EPR-ZZ-05-TP-A-02- 0226 Rev 03, ALBH-EPR-ZZ-06-TP-A-02- 0227 Rev 03, ALBH-EPR-ZZ-07-TP-A-02- 0228 Rev 03, ALBH-EPR-ZZ-08-TP-A-02- 0229 Rev 03, ALBH-EPR-ZZ-09-TP-A-02- 0230 Rev 03, ALBH-EPR-ZZ-10-TP-A-02- 0231 Rev 03, ALBH-EPR-ZZ-11-TP-A-02- 0232 Rev 03, ALBH-EPR-ZZ-12-TP-A-02- 0233 Rev 03, ALBH-EPR-ZZ-EA-TP-A-04- 0420 Rev 03, ALBH-EPR-ZZ-NO-TP-A-04- 0421 Rev 03, ALBH-EPR-ZZ-SO-TP-A-04- 0422 Rev 03, ALBH-EPR-ZZ-WE-TP-A-04- 0423 Rev 03, , ALBH-EPR-ZZ-XX-TP-A-05- 0520 Rev 03, ALBH-EPR-ZZ-XX-TP-A-05- 0521 Rev 03, ALBH-EPR-ZZ-XX-TP-A-05- 0522 Rev 03, ALBH-EPR-ZZ-XX-DR-A-41-4195 Rev PO1,ALBR-EPR-ZZ-XX-DR-A-41 4193 Rev PO1 and ALBR -EPR-ZZ-XX-DR-A-414194 Rev PO1;

(c) Dwgs ALBH-EPR-ZZ-B1-TP-A-02- 0240 Rev 02, ALBH-EPR-ZZ-GF-TP-A-02- 0241 Rev 02, ALBH-EPR-ZZ-M1-TP-A-02- 0242 Rev 02, ALBH-EPR-ZZ-01-TP-A-02- 0243 Rev 02, ALBH-EPR-ZZ-02-TP-A-02- 0244 Rev 02, ALBH-EPR-ZZ-03-TP-A-02- 0245 Rev 02, ALBH-EPR-ZZ-04-TP-A-02- 0246 Rev 02, ALBH-EPR-ZZ-05-TP-A-02- 0247 Rev 02, ALBH-EPR-ZZ-06-TP-A-02- 0248 Rev 02, ALBH-EPR-ZZ-07-TP-A-02- 0249 Rev 02, ALBH-EPR-ZZ-EA-TP-A-04- 0400 Rev 02, ALBH-EPR-ZZ-NO-TP-A-04- 0401 Rev 02, ALBH-EPR-ZZ-SO-TP-A-04- 0402 Rev 02 and ALBH-EPR-ZZ-WE-TP-A-04- 0403 Rev 02, ALBH-EPR-ZZ-EA-TP-A-04- 0440 01 Rev 04, ALBH-EPR-ZZ-NO-TP-A-04- 0441 Rev 04, ALBH-EPR-ZZ-SO-TP-A-04- 0442 01 Rev 04, ALBH-EPR-ZZ-WE-TP-A-04- 0443 Rev 04, ALBH-EPR-ZZ-WE-TP-A-04- 0444 Rev 04, ALBH-EPR-ZZ-WE-TP-A-04- 0450 Rev 01, ALBH-EPR-ZZ-WE-TP-A-04- 0451 Rev 01, ALBH-EPR-ZZ-WE-TP-A-04- 0452 Rev 01,ALBH-EPR-ZZ-XX-TP-A-05- 0540 01 02 Rev 02, ALBH-EPR-ZZ-XX-TP-A-05- 0541 01 02 Rev 02 and ALBH-EPR-ZZ-01-TP-A-04-0453 Rev PO1 and image of 25 % Open Area Woven Mesh in Deloitte's e-mail 28-10-22;

(d) LANDSCAPE STRATEGY - DESIGN & ACCESS STATEMENT dated 08/07/22 and Dwgs 2805-PLA-GF-XX-DR-L-0002 P01, 2805-PLA-GF-XX-DR-L-0001 P03 ,2805-PLA-GF-XX-DR-L-1000 P01, 2805-PLA-GF-XX-DR-L-1001 P01,2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-3000 P01, 2805-PLA-GF-XX-DR-L-4000 P01, 2805-PLA-GF-XX-DR-L-4001 P01, 2805-PLA-RF-XX-DR-L-4001 P01, 2805-PLA-RT-XX-DR-L-0001 P01, 2805-PLA-RT-XX-DR-L-0004 P01, 2805-PLA-RT-XX-DR-L-1002 P01 all stamped as received on 06-07-22;

(e) Deloitte Fire Escape e-mail dated 28-10-22 as amended by e-mail 31 -10 22, Alberton House, Demolition Specification, Curtins Ref: CUR-XX-XX-SP-S-00010 Revision: V04, Issue Date: 20 September 2022;

(f) Crittal Glazing Clarification Note within Deloitte's e-mail dated 12-10-22;

- (g) Dwg D-TP-75004 P01- Disabled Bay Details;
- (h) Crime Impact Statement Version B: 03 March 2022;
- (i) Accommodation Schedule by EPR Architects 28-06-22 stamped as received on 06-07-22;
- (j) Section 6 of the Design and Access Statement by EPR Architects stamped as received on 06-07-22;
- (k) Archaeological Desk-Based Assessment by Salford Archaeology Alberton House, St Mary's Parsonage, Manchester stamped as received on 06-07-22;
- (l) Inclusions of measures and targets set out in the Environmental Standards Statement Alberton House 29-06-22 Rev P01 by HM stamped as received on 06-07-22;
- (m) Hilson Moran Air Quality assessment dated 28th June 2022 stamped as received on 6th July 2022;
- (n) Alberton House, Manchester , Flood Risk Assessment and Drainage Strategy by Curtins issue Date: 29 June 2022 stamped as received on 06-07-22;
- (o) Television and Radio Baseline Survey and Report, Alberton House, Bruntwood, June 2022 by Pager Power stamped as received on 06-07-22;
- (p) BRUNTWOOD, ALBERTON HOUSE, MANCHESTER, ECOLOGICAL ASSESSMENT by Penny Anderson Associates stamped as received on 06-07-22;
- (q) Ventilation Strategy for Alberton House by HM stamped as received on 07 06 22;
- (r) Curtins Preliminary Risk Assessment dated 28th September 2021 reference 077764-CUR-00-XX-DR-GE-001 and the Curtins Pre Demolition Ground Investigation dated May 2022 reference 077764-CUR-00-XX-RP-GE-001 stamped as received on 06-07-22;
- (s) Alberton House, Transport Statement and Interim Travel Plan, by Curtins Revision: P04, 29 June 2022 stamped as received on 06-07-22 and Highways Impact Note by Curtins dated 10 August 2022 and stamped as received on 10-08-22;
- (t) Alberton House , Waste Management Strategy by Curtins Revision: P04, 29 June 2022 stamped as received on 06-07-22;
- (u) Alberton House, Manchester , Planning noise report dated 29-06-22 by Sandy Brown stamped as received on 06-07-22;
- (v) Arboricultural Constraints Appraisal stamped as received on 06-07-22;
- (w) WIND MICROCLIMATE, ASSESSMENT REPORT, Alberton House, Manchester by GIA stamped as received on 06-07-22;
- (x) ES Volume 1 Main Text:

- 1. Introduction
- 2. EIA Methodology

3. Alternatives and Design Evolution
4. Site, Surroundings and Description of Proposals
5. Construction Methodology and Programme
6. Townscape and Visual Impact
7. Built Heritage
8. Ground Conditions
9. Climate Change
10. Summary of Residual Effects
11. Type 1 Cumulative Effects

(y) ES Volume 2 List of Appendices

Chapter 2: Environmental Impact Assessment Methodology

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Appendix 2.1 - ES Scoping Report

Appendix 2.2 - ES Scoping Opinion

Chapter 6: Townscape and Visual Impact

Appendix 6.1 - Maps

Appendix 6.2 - Viewpoint and townscape photographs including AVR images

Appendix 6.3 - Visualisation methodology

Chapter 7: Built Heritage

Appendix 7.1 - Heritage Statement

Chapter 8: Ground Conditions

Appendix 8.1 - Phase 1 Preliminary Risk Assessment (Desktop Study);

Appendix 8.2 - Phase 2 Ground Investigation Report;

Chapter 9: Climate Change Appendix 9.1 - Climate Change Resilience (CCR)

Assessment Appendix 9.2 - In-Combination Climate Change Impacts (ICCI)

Assessment Appendix 9.3 - Embodied Carbon Review Appendix 9.4 - Operational Energy Assessment

Chapter 11: Conclusion and Summary of Residual Effects

and

(z) ES Volume 3 -Non Technical Summary

all stamped as received on 06-07-22

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- *hand sized samples and specifications of all materials to be used on all external elevations;
- *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
- *a programme for the production of the full sized sample panels and a strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with section 9.133 of Chapter 9 of the ES;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority.

The approved Method Statement shall be adhered to throughout the Demolition period

No development other than Enabling Works as set out below:

1. Site Hoarding
2. Site Clearance (including demolition of the existing buildings) and vegetation removal
3. Archaeological investigations works
4. Site remediation
5. Site investigation

shall be carried out pursuant to this permission if the contract for the construction and completion of the building hereby permitted has not been let by 18 months post decision notice date and evidence provided to the reasonable satisfaction of the City Council, as Local Planning Authority.

Should the construction contract not have been let with suitable evidence provided to the LPA by 18 months post decision notice date, any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out. In this event, no later than 18 months post decision notice date, a scheme

shall be submitted to the City Council, as Local Planning Authority, setting out how the site shall be landscaped and maintained and thereafter the site shall be landscaped and managed in accordance with the scheme that has been approved by the City Council, as Local Planning Authority. The approved scheme shall be implemented within two months of approval

Reason - In the interest of visual amenity of the conservation area pursuant to policies SP1, EN3, EN15, EN16, EN17 and EN18 and DM1 of the Manchester Core Strategy (2012)

5) Notwithstanding the documents detailed in condition 2 prior to occupation of the development a servicing strategy for the building, shall be submitted to and approved in writing by the local planning authority.

Servicing shall be carried out in accordance with the approved strategy plan.

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

6) a) Notwithstanding the Curtins Preliminary Risk Assessment dated 28th September 2021 reference 077764-CUR-00-XX-DR-GE-001 and the Curtins Pre Demolition Ground Investigation dated May 2022 reference 077764-CUR-00-XX-RP-GE-001;

prior to the commencement of the development the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:

- Updated final risk assessment/ ground investigation; and
- Remediation Strategy.

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 in the identified areas 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 prior to the first occupation of the scheme.

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) No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority

The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- *Display of an emergency 24 hour contact number;
- *Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- *Dust suppression Methodology;
- *Compound locations where relevant;
- * Highway Dilapidation survey;
- *Details of any necessary temporary traffic management measures;
- *Location, removal and recycling of waste and loading/unloading and storage of plant, waste and construction materials;
- *Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- *Routes for construction traffic including swept path analysis;
- *A method statement to protect the River Irwell from accidental spillages, dust and debris in consultation with GMEU;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Measures to protect vulnerable road users (cyclists and pedestrians); and
- *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
- *A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;
- * steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;
- *details of the environmental pollution incident emergency response;
- * measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the River

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.

The development shall be carried out in accordance with the approved construction management plan.

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).

8) No development works (excluding demolition of Alberton House) shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological evaluation trenching;
 - pending the results of the above, an open-area excavation (subject to a revised WSI).
2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

9) Notwithstanding the documents detailed in condition 2, prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in the Alberton House LANDSCAPE STRATEGY - DESIGN & ACCESS STATEMENT dated 08/07/22 and Dwgs 2805-PLA-GF-XX-DR-L-0002 P01, 2805-PLA-GF-XX-DR-L-0001 P03, 2805-PLA-GF-XX-DR-L-1000 P01, 2805-PLA-GF-XX-DR-L-1001 P01, 2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-2000 P01, 2805-PLA-GF-XX-DR-L-3000 P01, 2805-PLA-GF-XX-DR-L-4000 P01, 2805-PLA-GF-XX-DR-L-4001 P01, 2805-PLA-RF-XX-DR-L-4001 P01, 2805-PLA-RT-XX-DR-L-0001 P01, 2805-PLA-RT-XX-DR-L-0004 P01, 2805-PLA-RT-XX-DR-L-1002 P01 all stamped as received on 06-07-22 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(f) Lighting around and within the site (which includes for consideration of older and disabled people) and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and

(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

Details shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

10) The external terrace areas on the 17th floor as shown in dwg ALBH-EPR-ZZ-17-TP-A-02-0247 P02 shall only be accessible between the following hours:

08.00 and 21.00 Monday to Sunday

There shall be no amplified music or sound on the roof terrace at any time

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

11) Prior to use of the external roof terrace on the 17th floor commencing, a management strategy for the operation of the area, to include details of how , how noise outbreak from the internal areas would be managed how the noise from patrons will be managed and how the area will be cleared and closed by 21.00 and which precludes the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

12) For the avoidance of doubt the consent for the use of the external areas at ground floor level shall not allow for the use of amplified sound or any music in these external areas at any time. Prior to the commencement of the the use of the ground floor external areas within the application site details of the hours of operation in shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

13) Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.

*Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25.

*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;

*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 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.

*Where surface water is connected to the River Irwell, any works within or adjacent to the river that would affect it would require consent from Peel Holdings - specifically any excavation works to the riverbanks.

*Hydraulic calculation of the proposed drainage system;

*Construction details of flow control and SuDS elements.

For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.

Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved

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:

(a) Verification report providing photographic evidence of construction as per design drawings;

(b) As built construction drawings if different from design construction drawings;

(c) 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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

15) The development hereby approved shall be carried out in accordance with the targets set out within the Environmental Standards Statement Alberton House 29-06-22 Rev P01 by HM stamped as received on 06-07-22

A post construction statement shall be submitted within 3 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

16) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to,

and approved in writing by the City Council as local planning authority, within three months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

17) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

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

18) Notwithstanding the recommendation within the Sandy Brown acoustic assessment reference 21443-R01-E dated 29th June 2022 stamped as received on 06-07-22 and responses within the Schedule of Responses 12-09-22 from Deloitte's before the operation of the ground floor commercial unit commences a scheme for acoustically insulating the unit to ensure that there is no unacceptable level of noise transfer from this unit to the office accommodation above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels

The approved noise insulation scheme shall be completed before any of the approved uses commence. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

19) Before any use of the ground floor commercial use hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

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

20) Prior to occupation of

(a) The office accommodation and communal areas (including terraces, rooftop bar area, gym and wellness centre); and

(b) The ground floor commercial unit

a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

21) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within the ground floor commercial unit shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

Reason - To safeguard the amenities of 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 Appendix B of the Alberton House, Waste Management Strategy, by Curtins Revision: P04 Issue Date: 29 June 2022 stamped as received on 06-07-22. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

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

In this condition a Local Benefit Proposal means a document which includes:

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

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

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

24) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

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

25) Notwithstanding the Television and Radio Baseline Survey and Report, Alberton House, Bruntwood, June 2022 stamped as received on 06-07-22, if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby

permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

26) Notwithstanding the documents detailed in condition 2 and the Hilson Moran Air Quality assessment dated 28th June 2022 stamped as received on 6th July 2022;

prior to commencement of development, details of a scheme for a clean air intake, details of the clean air filters (specification) along with maintenance strategy including inspection and replacement frequency, responsibility and how compliance will be ensured by future occupiers, building owners or building management companies shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented in full before first occupation of the development and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources and to protect existing and future residents from air pollution, pursuant to Core Strategy Policies EN16 and DM1.

27) Prior to implementation of any proposed lighting scheme (including on the roof terrace and external areas) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

28) The development hereby approved shall be carried out in accordance with the Alberton House Interim Travel Plan Curtins Ref: 80058-CUR-XX-XX-T-TP-00002 Revision: P04 Issue Date: 29 June 2022 stamped as received on 06-07-22

In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by building occupiers;
- ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services;
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;

- vi) measures to identify and promote walking routes connecting Spinningfields, Salford Metrolink, the City Centre and areas towards the Victoria Station and the Civic Quarter;
- vii) details of cycle parking within the public realm

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

29) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

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

30) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

31) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

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

32) The window(s) at ground level, fronting onto St Mary's Parsonage and facing the public realm shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

33) If any external 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

34) Notwithstanding the details contained within condition 2 above prior to the first occupation of the building a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- (a) Details of the loading bay
- (b) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and
- (c) Amendments to the existing TROs and bus stop locations / routes;

The approved scheme shall be implemented and be in place prior to the first occupation of the office accommodation and thereafter retained and maintained in situ.

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).

35) The development shall be carried out in accordance with sections 4,5,6 and 7 of the Crime Impact Statement Version B: 03 March 2022; The development shall only be carried out in accordance with these approved details and within 12 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure 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

36) In the event that the commercial unit, as indicated on drawing ALBH-EPR-ZZ-GF-TP-A-02-0241 P02 are occupied as an restaurant (Class E) or Drinking Establishment

(Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

- *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

- *Details of a Dispersal Procedure

- * Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

37) No doors (other than those designated as fire exits and ground floor bin store shown on plan ALBH-EPR-ZZ-GF-TP-A-02-0241 P02) shall open outwards onto adjacent public highway.

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

38) Prior to the first occupation of the office accommodation the 120 cycle parking spaces shall be fully implemented as as shown in dwg ALBH-EPR-ZZ-B1-TP-A-02-0240 Rev P02

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

39) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its 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.

40) a) No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.

b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

c) If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

41) Before use of the gym area as shown in dwg ALBH-EPR-ZZ-B1-TP-A-02-0240 P02 commences scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the office accommodation above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.

The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

42) Prior to the first use of the development hereby approved a external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

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

43) (a) The offices above ground level hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under part (g)(i) and (g)(ii) of Use Class E and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

(b) The use of the ground floor commercial unit shall exclude convenience retail.

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

44) The facilities within the 17th and 18th floors hereby approved shall be used as ancillary facilities for office users or by approved visitors to the building and shall not be accessible or useable by the general public who do not have a contract with Bruntwood. The 'gym' facilities on these levels shall comprise a yoga / exercise studio only and will not include spin bikes, weights or other similar exercise machines

Reason - As specified in the e-mails from Deloitte dated 12-10-22 and 15-09-22 to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

45) Prior to the installation of any building / public realm lighting, details of how this has been designed and would be operated to ensure that any impact on foraging bats would

be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Reason - In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

46) Prior to the installation of any building / public realm lighting, details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Reason

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

47) Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of Giant Hogweed at the site. The development shall be carried out in accordance with the approved protocol.

Reason - In order to deal with the invasive non-native species at the application site pursuant to policy EN15 of the Manchester Core Strategy (2012).

48) The proposed gym use hereby approved as shown in dwg ALBH-EPR-ZZ-B1-TP-A-02-0240 P02 shall be ancillary to the residential use of the building and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of amenity, pursuant policy DM1 of the Core Strategy for Manchester.

49) The proposed gym use hereby approved as shown in dwg ALBH-EPR-ZZ-B1-TP-A-02-0240 P02 shall be ancillary to the office use and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of amenity, pursuant policy DM1 of the Core Strategy for Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

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

Mining Information

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

The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Cranenotification/>

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place

Given the proximity of the site to a water body, the applicant is advised to agree a detailed Water Safety Impact Statement and Risk Assessment with the Manchester Water Safety Partnership. Contact Alex King: alex.king@cityco.com.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

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 effect your permission.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: <http://iaqm.co.uk/guidance>

Two Schedule 9 plant species, giant hogweed and Himalayan balsam, are present on the paved area adjacent to the river, self-seeded from the adjacent riverbank which lies outside of the Site boundary. A potential problem arises when sites are disturbed as part of redevelopment. Any Schedule 9 plant material, or soil containing root or rhizome fragments should, therefore, be dealt with appropriately. It is recommended that specialist advice on the appropriate control and disposal of materials is sought, and that suitable longer-term management measures are developed as part of any landscaping plan. Long-term management should be co-ordinated with adjacent landowners where possible for best effect.

If during works demolition works hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Date: 10 November 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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